



Teesdale Road,  
Long Eaton, Nottingham  
NG10 3PG

**Price Guide £315-325,000**  
**Freehold**



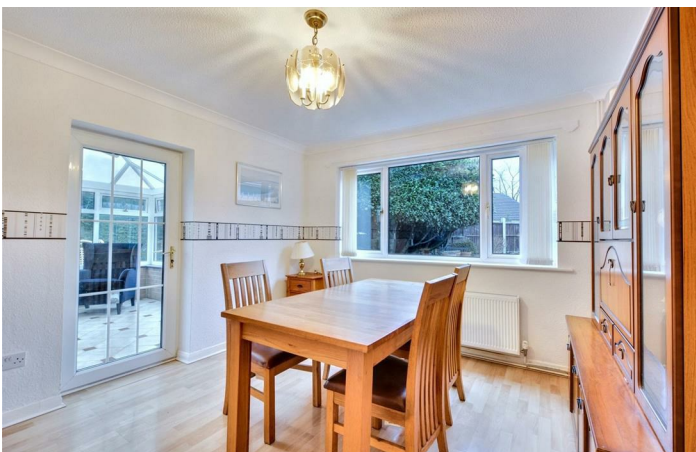


THIS IS A GABLE FRONTED, FOUR BEDROOM DETACHED HOUSE NOW IN NEED OF UPDATING, WHICH IS SITUATED ON A QUIET CUL-DE-SAC IN THIS POPULAR RESIDENTIAL AREA.

Being situated on Teesdale Road, this four bedroom detached home provides the ideal opportunity for a new owner to stamp their own mark on their next property. The property is being sold with the benefit of NO UPWARD CHAIN and is ready to move into and to appreciate the size and layout of the accommodation and the privacy of the gardens to be appreciated we recommend that interested parties do take a full inspection so that they can see all that is included for themselves. The property is well placed for easy access to excellent local schools and all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which has helped to make this a very popular and convenient place to live.

The property is constructed of brick with tile to the front elevation under a pitched tiled roof and the light and airy accommodation derives all the benefits of having gas central heating and double glazing. Being entered through the front door, the accommodation includes a spacious reception hall with a ground floor w.c. off, a large lounge with a bow window to the front and double opening doors leading into the separate dining room and from this room there is a glazed door leading into the conservatory which is positioned at the side of the house. The kitchen is fitted with wall and base units and includes integrated cooking appliances and to the first floor the landing leads to the four good size bedrooms, two of which have ranges of built-in wardrobes and the bathroom which has a white suite with a shower over the bath. Outside there is a detached concrete sectional garage positioned at the rear of the house, a driveway and easily managed garden at the front, double gates lead to the extended drive which takes you to the garage and at the rear there is a walled patio, a stone chipped garden area at the rear and a lawned garden with borders at the side with the garden being kept private by having fencing and coniferous trees to the boundaries.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Porch

Open porch with a tiled floor and UPVC front door with an ornate inset leaded glazed panel and opaque double glazed side panel leading to:

### Reception Hall

Stairs with balustrade and cupboard under leading to the first floor, laminate flooring, radiator and cornice to the wall and ceiling.

### Ground Floor w.c.

Having a low flush w.c. and hand basin set on a surface with cupboard under and tiled splashback, opaque double glazed window, radiator, double mirror fronted cabinet and cloaks hanging.

### Lounge

14'8 x 13'2 approx (4.47m x 4.01m approx)

Double glazed bow window with fitted vertical blinds to the front, coal effect gas fire (not tested) set in a surround with hearth, radiator, laminate flooring, cornice to the wall and ceiling, dado rail to the walls and double doors leading into:

### Dining Room

12'2 x 11' approx (3.71m x 3.35m approx)

Double glazed window with fitted blinds to the rear, radiator, laminate flooring and glazed door leading into:

### Conservatory

11'5 x 11'2 approx (3.48m x 3.40m approx)

The conservatory has double opening, double glazed French doors leading out to the garden, double glazed windows to three sides, two wall mounted heaters, polycarbonate roof and tiled flooring.

### Kitchen

11'10 x 9' approx (3.61m x 2.74m approx)

The kitchen is fitted with oak finished units and includes a double bowl corner sink with a mixture tap set in an L shaped work surface with cupboards, spaces for a dishwasher and automatic washing machine below, four ring hob set in a work surface with drawers and cupboards beneath, double Hotpoint oven with cupboards above and below, matching eye level wall cupboards and display shelving with a hood over the cooking area, Glow Worm boiler housed in a matching fitted wall cupboard with two drawers below, tiling to the walls by the work surface areas, opaque double glazed door leading to the rear garden, double glazed windows with fitted roller blinds to the side and rear, tiled flooring and space for an upright fridge/freezer.

### First Floor Landing

Having a double glazed window to the side, cornice to the wall and ceiling, hatch to the loft and airing/storage cupboard.

### Bedroom 1

13'10 x 10'8 approx (4.22m x 3.25m approx)

The main bedroom has a double glazed window to the front, radiator, wardrobes, drawers and shelving to either side of the bed position with cupboards over and wardrobes extend along a second wall, dressing table with drawers and shelving below and a mirror to the wall..

### Bedroom 2

10'8 x 10'4 plus wardrobes approx (3.25m x 3.15m plus wardrobes approx)

Double glazed window to the rear, wardrobes extending along one wall and to either side of the bed position, with cupboards over, dressing table/desk with cupboards under and shelves to the wall above and a radiator.

### Bedroom 3

9'4 x 7'2 approx (2.84m x 2.18m approx)

Double glazed window to the rear and a radiator.

### Bedroom 4

10'8 x 9'4 to 6'1 approx (3.25m x 2.84m to 1.85m approx)

Double glazed window to the front, radiator and a built-in storage cupboard.

### Bathroom

The bathroom is fully tiled and has a white suite, including a panelled bath with hand rails and a Mira electric shower over with a protective screen, pedestal wash hand basin and a low flush w.c., radiator with a rail over, double mirror fronted cabinet and an opaque double glazed window with a fitted blind.

### Outside

At the front of the property there is a driveway and parking in front of the property with double gates to the left hand side providing access to the drive which leads to the garage. There is a large pebbled area at the front of the house which extends down the side with beds on the left hand side and a wall to the left hand boundary and a fence to the right hand side.

At the rear of the house there is a walled patio area with a path leading to the bottom of the garden, pebbled area with borders and fencing to the boundary, the path extends around the conservatory where there is a further lawned garden area with borders and fencing and coniferous trees to the boundary. Outside lighting and an external tap are provided.

### Garage

20' x 10' approx (6.10m x 3.05m approx)

There is a concrete sectional garage with an up and over door to the front positioned at the rear of the house.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wiltshorpe Road. At the second mini island turn right onto Dovedale Avenue, fifth right onto Ribblesdale Road and second right onto Teesdale Road and the property can be found straight ahead on the right hand side. 8340AMMP

### Council Tax

Erewash Borough Council Band D

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 4mbps Superfast 52mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, Three, EE

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.