



Manchester Street,  
Long Eaton, Nottingham  
NG10 1DE

**£250,000 Freehold**





THIS IS A TWO BEDROOM LINK DETACHED BUNGALOW WHICH IS READY FOR IMMEDIATE OCCUPATION, SITUATED ON A QUIET ROAD ON THE OUTSKIRTS OF LONG EATON.

Being located on Manchester Street which is an established road with other similar properties on the road, this link detached bungalow provides a lovely home which is ready for immediate occupation and is being sold with the benefit of NO UPWARD CHAIN. For the size and layout of the accommodation and privacy of the garden at the rear to be appreciated, we do recommend that interested parties take a full inspection so they are able to see all that is included in this lovely home for themselves. The property is positioned for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and to excellent transport links, all of which have helped to make this a convenient and popular place to live.

The property is constructed of brick with render to the front elevation under a pitched tiled roof and the well proportioned accommodation derives the benefits of having gas central heating and double glazing. Being entered through the front door on the right hand side of the bungalow, the accommodation includes a spacious hall, from which there is a hatch with a ladder taking you to a part boarded loft, the lounge is positioned on the front and this has a feature fireplace incorporating a gas fire with a back boiler, the kitchen is fitted with wall and base units and has integrated cooking appliances, the two bedrooms are positioned at the rear and there is a glazed door from the second bedroom providing access into the conservatory, from which there is a door leading out to the rear garden. The bathroom is fully tiled and has a light coloured suite with a shower over the bath position. There is an integral garage which could easily be changed into an a third bedroom or extra reception room and there is a recently laid resin driveway and a block paved area and to the left of the bungalow there is a pathway leading to the rear where there is a slabbed garden with a wall and fencing to the boundaries.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Aldi and Lidl stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks along the Erewash Canal to Trent Lock and open countryside beyond Long Eaton and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





## Porch

Open porch with a tiled floor leading through a UPVC panelled front door with an inset arched glazed panel to:

## Reception Hall

The spacious reception hall has two mirrored panels to the walls, radiator, hatch with ladder leading to the part boarded loft and there is a built-in airing/storage cupboard.

## Lounge/Sitting Room

16'11" x 13'3" approx (5.16m x 4.04m approx)

Double glazed window with fitted vertical blinds to the front, coal effect gas fire with a back boiler set in a feature stone fireplace with plinths to either side, radiator and two wall lights.

## Breakfast Kitchen

10'6" x 10' approx (3.20m x 3.05m approx)

The kitchen has wood finished units and includes a stainless steel sink and a four ring gas hob set in a work surface which extends to two walls and has cupboards, drawers and spaces for an automatic washing machine and fridge below, eye level oven and grill with drawers below and cupboard above, matching eye level wall cupboards, tiling to the walls, radiator, Georgian glazed door leading into the hall, double glazed window with a fitted roller blind to the side, half double glazed door leading out to the side of the property and mirrored panel to one wall.

## Bedroom 1

13' x 11'10" to 10'5" approx (3.96m x 3.61m to 3.18m approx)

Double glazed window to the rear, radiator, double built-in wardrobes with cupboards over and two fitted wardrobes with mirror fronted doors and a wall mounted TV.

## Bedroom 2

9'8" x 9'4" approx (2.95m x 2.84m approx)

This versatile room can alternatively be used as a dining or sitting room and has a double glazed door with double glazed windows to either side leading into the conservatory, wardrobe with cupboards over and a radiator.

## Conservatory

8'4" x 7'3" approx (2.54m x 2.21m approx)

The conservatory connects the main accommodation with the rear garden and has a double glazed door leading out to the garden, double glazed windows with fitted blinds to three sides, polycarbonate sloping roof, tiled flooring, wall mounted heater and wall light.

## Bathroom

The bathroom is fully tiled and has a light coloured suite including a panelled bath with a Mira electric shower over, hand basin set on a surface with double cupboard under and a low flush w.c., opaque double glazed window with fitted blind, radiator with a rail over and a mirrored panel to one wall.

## Outside

There is a recently laid resin driveway to the front of the garage and there are paths leading to the front door and across the front of the bungalow to a gate which provides access to the rear garden. There is a block paved garden area, with borders to two sides and a central bed which has been designed and landscaped to help keep maintenance to a minimum and there is a wall with wrought iron railings and double gates at the front and a fence to the left hand boundary.

Pathway leading down the left hand side of the bungalow to the rear garden and this area provides a bin storage space, has an outside light and external tap. The rear garden has been paved which helps to keep maintenance to a minimum and is kept private by having a wall to the rear boundary and fencing to the sides. A pathway extends around the conservatory to a storage area on the right hand side of the bungalow and there is a wooden shed which will remain when the property is sold.

## Garage

17'10" x 8' approx (5.44m x 2.44m approx)

The integral garage could easily become a further bedroom or reception room but currently has an up and over door to the front, an internal door leading into the hall, an eye level opaque glazed window, shelving to one all and power and lighting is provided in the garage.

## Directions

Proceed out of Long Eaton along Tamworth Road with the canal on the right hand side. Turn left at the public house into Nelson Street where Manchester Street is found as a turning on the right hand side.

8348AMMP

## Council Tax

Erewash Borough Council Band C

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 54mbps Ultrafast 1000mbps

Phone Signal – 02, EE, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

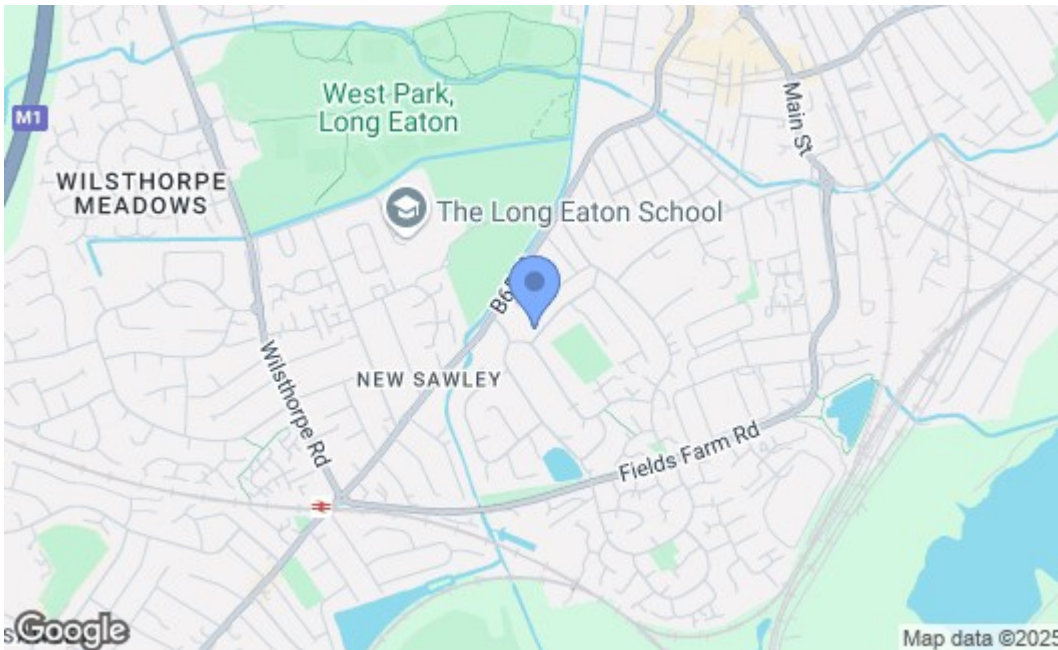
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 80        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  | 44                      |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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 |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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.