



Cranmer Street,  
Long Eaton, Nottingham  
NG10 1NJ

**Price Guide £220-230,000**

**Freehold**





A SUPERB TRADITIONAL THREE BEDROOM SEMI DETACHED PROPERTY WHICH HAS THE BENEFIT OF OFF THE ROAD PARKING FOR AT LEAST TWO VEHICLES, BEING SOLD WITH NO UPWARD CHAIN

Being situated close to the heart of Long Eaton, this spacious three bedroom semi detached property has been very well maintained by the current owner who has been there 44 years and is now being offered for sale with the benefit of no upward chain. This property would suit a whole range of buyers, from first time buyers, investor or someone looking to downsize. The property is found close to Long Eaton town centre and is within walking distance of all local amenities and facilities including shops, schools and transport links. The property is ready to move into and an internal viewing comes highly recommended as is packed full of period features such as architraving, coving and coricing.

The property is constructed of brick to the external elevations under a tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits of gas central heating and double glazing. In brief the accommodation comprises of entrance hallway, dual aspect lounge with doors opening to the dual aspect dining room and kitchen. To the first floor there are the three double bedrooms and bathroom. Outside there is the car standing to the right hand side of the house in front of the detached garage which leads to the lovely, low maintenance and private rear garden.

The property is perfectly placed as it's only a few minutes walk from the Asda, Tesco and Aldi and numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, health care and sports facilities and the excellent transport links include J25 of the M1, East Midlands Airport, Long Eaton Station and the A52 and other main roads all of which provide good access to both Nottingham and Derby.



### Entrance Hall

11'4 x 3'1 approx (3.45m x 0.94m approx)

A modern composite door to the front, ceiling light, radiator, coving and cornicing, with stairs to the first floor and a door leading to:

### Dining Room

13 x 12'4 approx (3.96m x 3.76m approx)

UPVC double glazed window to side and rear garden, radiator, gas fire with Adam style surround, coving to the ceiling, dado rail and double wooden doors opening to:

### Lounge

12'5 x 13'4 approx (3.78m x 4.06m approx)

UPVC double glazed window to the front and side, radiator, gas fire with 'Adam' style surround, dado rail, picture rail coving to the ceiling and TV point.

### Kitchen

10'1 x 9'3 approx (3.07m x 2.82m approx)

UPVC door with inset patterned glass to the rear garden, and UPVC double glazed window to the rear, vinyl flooring, ceiling spotlights, radiator, mix of cream gloss wall base units and drawers with black rolled edge laminate worktop and splash-back, with modern brick style tile splash-back. Inset stainless steel sink and drainer with swan neck mixer tap, Integrated oven and four ring gas hob, modern extractor above with stainless steel splash-back, space for automatic washing machine, space for fridge freezer and large under-stairs cupboard which could be used for storage/pantry.

### Outhouse

The the rear of the kitchen there are two external storage rooms accessed via doors in the rear garden.

### First Floor Landing

5'4 x 15'7 approx (1.63m x 4.75m approx)

Carpeted flooring, ceiling light, radiator, access to the loft via a loft hatch, large in-built storage cupboard, doors off for the three bedrooms and bathroom.

### Bedroom One

11'4 x 12'8 approx (3.45m x 3.86m approx)

Dual aspect UPVC double glazed window to the front and side, grey modern carpet, ceiling light and radiator.

### Bedroom Two

10'4 x 13 approx (3.15m x 3.96m approx)

Dual aspect UPVC double glazed window to the side and rear, modern grey carpeted flooring, ceiling light, radiator, coving.

### Bedroom Three

8'9 x 10'4 approx (2.67m x 3.15m approx)

UPVC double glazed window to the rear modern grey carpeted flooring, ceiling light, radiator, coving and TV point.

### Bathroom

4'4 x 8'9 approx (1.32m x 2.67m approx)

UPVC double glazed patterned window to the front, ceiling spotlights, three piece suite with a bath with a mains fed shower over, pedestal wash hand basin and low flush w.c, fully tiled walls and splash-backs, extractor fan, chrome heated towel rail.

### Garage

The detached garage can be accessed via Dale Avenue with a block paved driveway in front.

### Outside

The property sits on the corner of Cranmer Street and Dale Avenue. There is access at the side of the property via a gate leading to the low maintenance rear garden which has a lovely seating area with a pergola. Behind the garden is a single garage.

### Directions

Proceed out of Long Eaton along Derby Road and turn right into Cranmer Street. The property sits on the left hand corner between Cranmer Street and Dale Avenue.

8117JG

### Council Tax

Erewash Borough Council Band B

### Additional Information - Agents Notes

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 20mbps Ultrafast 1000mbps

Phone Signal – 02, Vodafone, EE, Three

Sewage – Mains supply

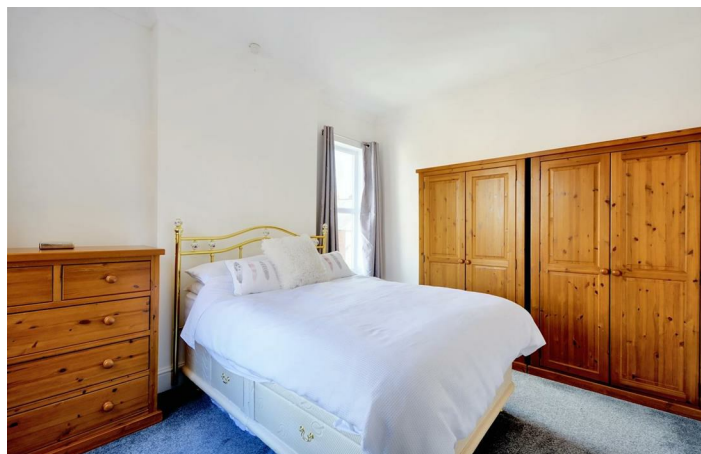
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

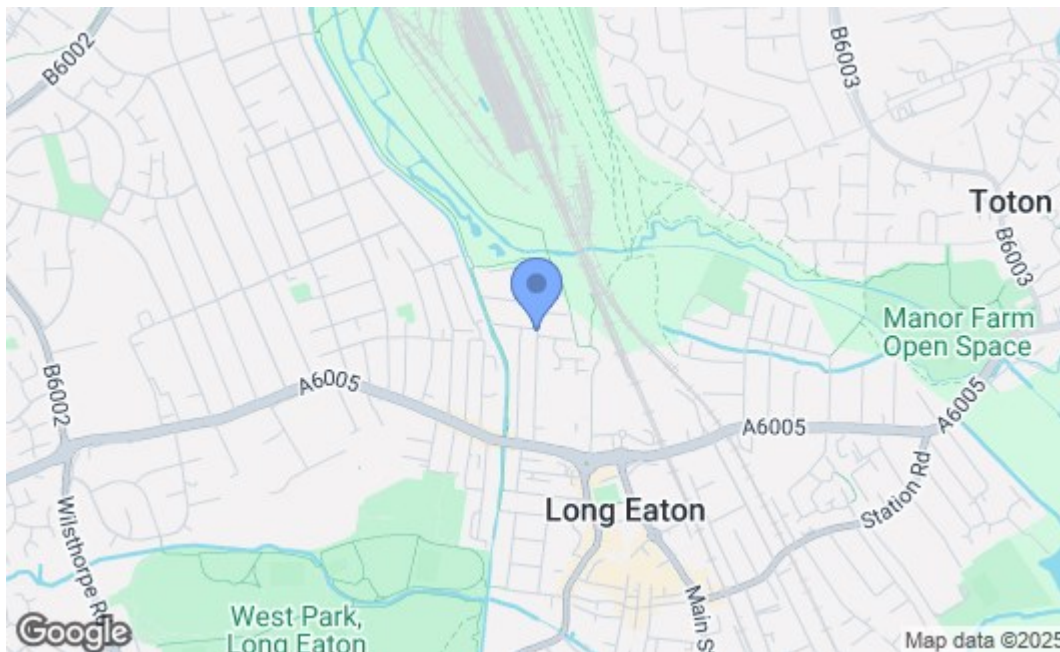
Any Legal Restrictions – No

Other Material Issues – No





Robert Ellis  
ESTATE AGENTS



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 85        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 62                      |           |
| (39-54) E   |  |                         |           |
| (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.