



Milldale Road,  
Long Eaton, Nottingham  
NG10 3HS

**Price Guide £220-230,000**

**Freehold**



A VERY WELL PRESENTED TWO BEDROOM SEMI DETACHED PROPERTY WITH DRIVEWAY AND GARAGE, LOCATED ON THE EVER POPULAR DALES ESTATE, BEING SOLD WITH NO UPWARD CHAIN!

Robert Ellis are pleased to market this ready to move into two bedroom semi detached home situated in the heart of the popular Dales Estate in Long Eaton with easy access to all the local amenities, schools and facilities that the area has to offer, an early viewing comes highly recommended in order to appreciate all that is on offer. We feel this particular home will suit those looking for a first purchase or those looking for a property with a good potential rental return in a prime letting location. Call the office today to arrange your viewing appointment.

The property is constructed of brick to the external elevations all under a tiled roof and derives the benefit of modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of entrance hallway, good size bay front living room, dining kitchen and conservatory. To the first floor there are two double bedrooms and a re-fitted white modern bathroom suite. Outside there is off street parking in the form of a driveway which leads to the detached garage at the rear and an enclosed garden laid mainly to lawn.

The property is a few minutes drive away from the Asda, Tesco superstores, Aldi and Lidl and numerous other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, health care and sports facilities which includes the West Park Leisure Centre and adjoining playing fields and the transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway Stations and the A52 and other main roads, all of which provide access to Nottingham and Derby. Selling with the benefit of no upward chain!



### Entrance Hall

6' x 5'77 approx (1.83m x 1.52m approx)

With uPVC double glaze front door to the side with inset patterned glass and patterned windows to either side, vinyl chevron grey flooring, ceiling light, radiator, with the door to the bay fronted lounge, door to the kitchen diner and stairs to the first floor.

### Lounge

11'8 x 15'69 approx (3.56m x 4.57m approx)

With uPVC double glazed bay window to the front, grey laminate flooring, tall grey contemporary radiator, TV point, coving to the ceiling, two wall lights and ceiling light.

### Kitchen

15'42 x 9 approx (4.57m x 2.74m approx)

Being open to the conservatory, with internal wooden single glazed window to the conservatory, vinyl grey chevron flooring, large under-stairs utility cupboard, two ceiling lights.

The Kitchen consists of navy Shaker style wall and base units to three walls, with copper handles, marble style laminate splash-back and worktops, electric four ring hob and integral oven, grey acrylic sink and drainer with flexi-copper swan neck mixer tap, space and plumbing for a washing machine.

### Diner Conservatory

7 x 10'4 approx (2.13m x 3.15m approx)

With a range of uPVC double glazed windows and French doors to the rear garden, polycarbonate roof, vinyl chevron grey flooring, two wall lights, radiator, TV point

### First Floor Landing

7'9 x 5'8 approx (2.36m x 1.73m approx)

Carpeted flooring, ceiling light, door to two bedroom and family bathroom

### Bedroom One

10'1 x 15'5 approx (3.07m x 4.70m approx)

With uPVC double glazed window to the front elevation, carpeted flooring, radiator and ceiling light.

### Bedroom Two

12 x 8'9 approx (3.66m x 2.67m approx)

With uPVC double glazed window to the rear elevation, carpeted flooring, radiator and ceiling light.

### Bathroom

6 x 5'8 approx (1.83m x 1.73m approx)

uPVC double glaze patterned window to the rear, tile flooring, ceiling light, chrome towel radiator, panelled bath with mains fed shower above, pedestal sink and low flush W.C, The walls are tiled to the ceiling.

### Outside

There is off street parking having a driveway which leads to the detached garage at the rear, fencing to the boundaries.

To the rear there is an enclosed garden laid mainly to lawn with a slabbed patio and fencing to the boundaries.

### Garage

The detached garage has a metal up and over door with a door to the side, with power and lighting.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue and first left onto Milldale Road. Follow the road around and the property can be found on the right hand side.  
8373JG

### Council Tax

Erewash council tax Band B

### Agents Notes - Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 60mbps

Ultrafast 1000mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

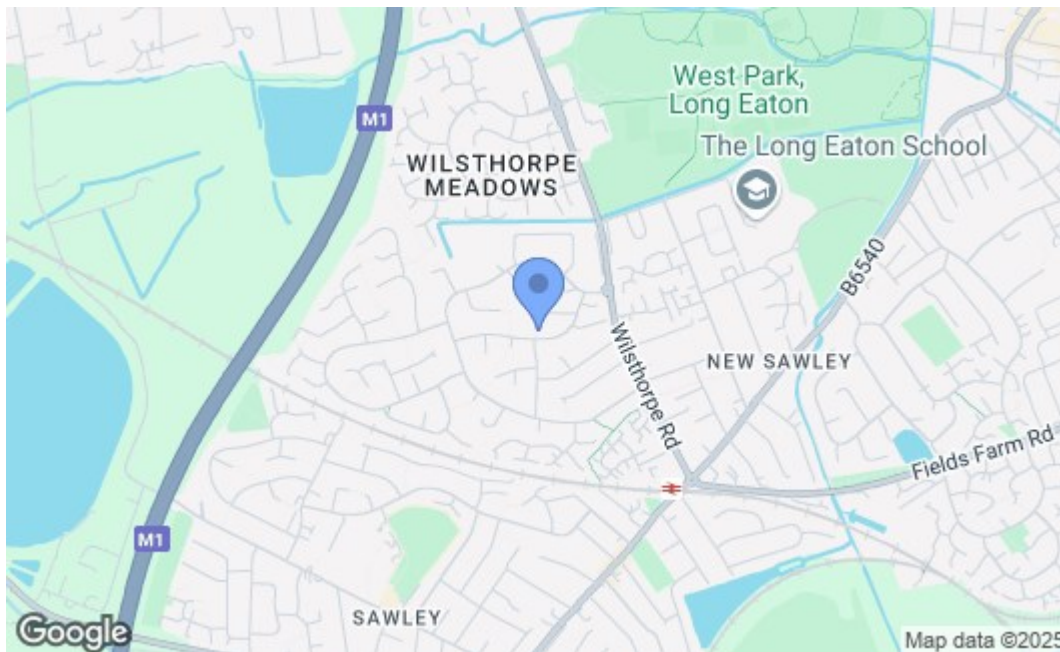




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(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.