

Co-Operative Street,  
Long Eaton, Nottingham  
NG10 1FP

**Price Guide £170-175,000**  
**Freehold**



AN IMMACULATE TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY WHICH IS READY FOR YOU TO MOVE IN TO.

Offered to the market with the benefit of no upward chain and being well maintained by the current owner, this property is perfect for a first time buyer or investor, located just a short walk from Long Eaton town centre. This property has high ceilings, large windows and offering spacious accommodation throughout, an early internal viewing comes highly recommended.

The property derives the benefit of modern conveniences such as gas central heating and double glazing and in brief the accommodation comprises two spacious reception rooms, kitchen, two double bedrooms and a large family bathroom. Outside there is an attractive, yet low maintenance, rear garden to enjoy with a patio area and lawn with pretty borders.

The property is positioned with easy access to Asda and Tesco superstore along with numerous other retail outlets found in Long Eaton, there are schools for all ages, healthcare and sports facilities and excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby. Contact the office to make your appointment to view today.



## Lounge

11'11" x 11'5" approx (3.63m x 3.48m approx)

Double glazed front entrance door, double glazed window to the front, coving to the ceiling, electric fire with surround, radiator, TV point and door to:

## Dining Room

16'2" x 11'10" approx (4.93m x 3.61m approx)

Door to understairs storage cupboard, stairs to first floor with balustrade, fire surround, double glazed window to the rear, radiator, TV point and glass panelled door to:

## Kitchen

15'2" x 7'5" approx (4.62m x 2.26m approx)

Wall, base and drawer units with roll edged work surfaces over, 1½ bowl sink and drainer unit, tiled walls and splashbacks, plumbing for automatic washing machine, appliance space, built-in fridge freezer, gas cooker space, cupboard housing gas central heating boiler, recessed lighting, tiled floor, double glazed window to the rear, radiator, USB socket and UPVC patio doors to the rear. Door to:

## Ground Floor w.c.

Low flush w.c. and wash hand basin.

## First Floor Landing

Double glazed window to the side and doors to:

## Bedroom 1

11'11" x 11'4" approx (3.63m x 3.45m approx)

Double glazed window to the front, radiator, door to overstairs storage cupboard, built-in wardrobes, TV point and USB socket.

## Bedroom 2

12'11" x 8'9" approx (3.94m x 2.67m approx)

Double glazed window to the rear, radiator and TV point.

## Bathroom

A white suite comprising panelled bath with mains shower, pedestal wash hand basin, low flush w.c., chrome heated towel rail, fully tiled walls and splashbacks, recessed lighting, shaver point and double glazed window to the rear.

## Outside

Side access with a secure gate to the rear garden where there is a patio area, covered for seating, and a decked bridge leading to the lawn which has pretty borders having shrubs, trees and flowers. To the bottom of the garden there is a garden shed and brick store. Power, outside tap and the rear garden is privately enclosed with wall and fenced boundaries.

## Directions

Proceed out of Long Eaton along Waverley Street and at the traffic island turn right into Oakleys Road, turn first left into Co-Operative Street and the property can be found on the right.

8396AMCO

## Council Tax

Erewash Borough Council Band A

## Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky

Broadband Speed - Standard 15mbps Superfast 80mbps

Ultrafast 1000mbps

Phone Signal – 02, Three, EE, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

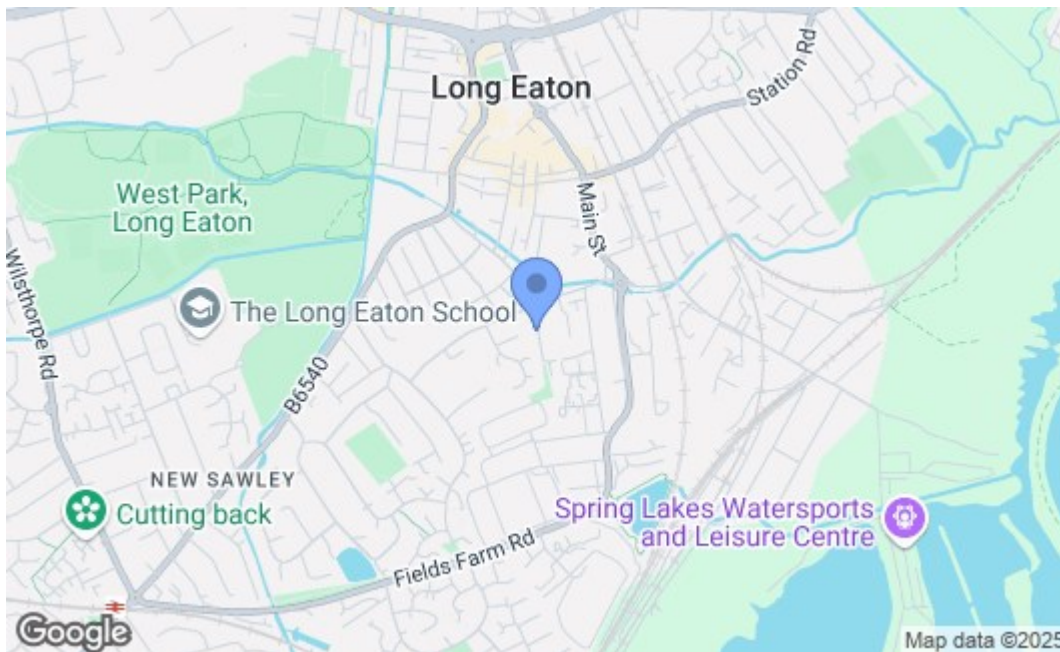
Flood Defenses – No

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) <b>A</b>	82
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
53	
<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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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.