



Bennett Street,  
Long Eaton, Nottingham  
NG10 4RA

**£180,000 Freehold**

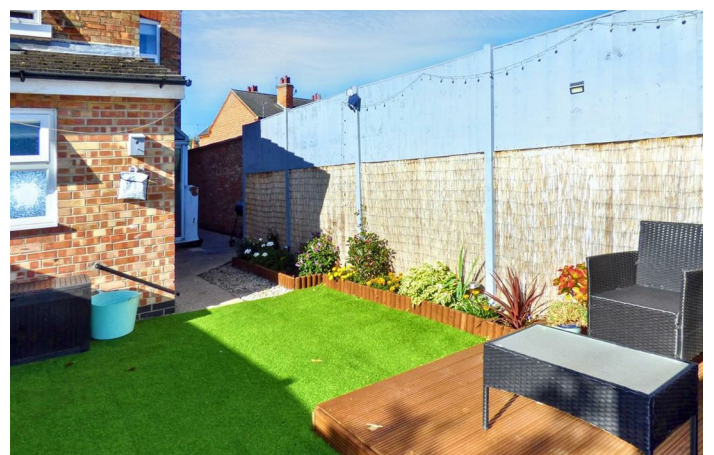
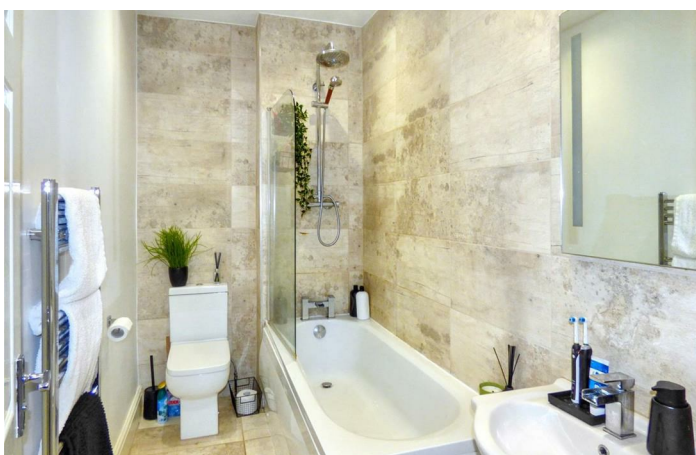


A VERY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE, FOUND ON A POPULAR ROAD WITHIN WALKING DISTANCE OF LONG EATON TOWN CENTRE BEING SOLD WITH NO UPWARD CHAIN!

This charming three bedroom semi-detached house is ideally located just a short distance from Long Eaton town centre, making it a perfect home for first-time buyers. The property is in ready-to-move-into condition and offers a comfortable and modern living space throughout. The house is fully double glazed, ensuring warmth and energy efficiency, and benefits from gas central heating. On the ground floor, you'll find a convenient W.C. and utility room, adding practicality to the layout. Outside, the property boasts a walled enclosed rear garden, providing privacy and a great space for outdoor activities or relaxation. With its desirable location, excellent condition, and practical features, this home is an excellent choice for those looking to get on the property ladder.

The property is constructed of brick under a pitched tiled roof and the accommodation benefits from double glazing and gas central heating. In brief the accommodation comprises of a lounge, dining room, ground floor w.c and utility room, kitchen and porch to the garden. To the first floor the landing leads to three good size bedrooms and the contemporary bathroom. There is a low maintenance walled garden to the rear.

Bennett Street is well placed for easy access to the centre of Long Eaton where there are Asda, Tesco and Aldi stores along with numerous other retail outlets as well as pubs, restaurants and the well known Clifford Spa and Gym, West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads give good access to Nottingham, Derby and other East Midlands towns and cities. This property must be viewed to appreciate the size of the accommodation on offer.



### Lounge

12'1" x 12' approx (3.68m x 3.66m approx)

Two uPVC double glazed window to the front, with a uPVC front door, carpeted flooring, radiator, TV point, electric fireplace and beam above with slate tiling below, coving to ceiling

### Dining Room

12'2" x 12' approx (3.71m x 3.66m approx)

With a uPVC double glazed window to the rear, laminate flooring, ceiling light, feature light over the dining table, door to the under-stairs cupboard, TV point, radiator, door into the kitchen and door to the stairs to first floor

### Kitchen

14 x 6'9" approx (4.27m x 2.06m approx)

With uPVC double glazed window to the rear, uPVC door to the lean-to, laminate flooring, recessed ceiling spotlights,.

The kitchen consists of cream shaker wall drawer and drawer units to two walls, with rolled edge wood effect laminate worktop, inset stainless steel sink and drainer with a swan neck mixer tap, in-built cooker and four rings gas hob and stainless steel splash-back below and stainless steel extractor above, space for standing fridge freezer.

### Utility/ WC

8'6" x 5'8" approx (2.59m x 1.73m approx)

uPVC double glazed patterned window to the rear, laminate flooring, ceiling light, extractor fan, unit and worktop and inset sink, space for washing machine and space for tumble drier. With low flush W.C

### Porch

4'7" x 3'8" approx (1.40m x 1.12m approx)

A uPVC with patterned windows overlooking to the garden and uPVC back door.

### First Floor Landing

15'4" x 2'6" approx (4.67m x 0.76m approx)

With carpeted flooring, two ceiling lights and doors off to the three bedrooms and bathroom

### Bedroom One

12'2" x 12'1" approx (3.71m x 3.68m approx)

With uPVC double glazed window to the front elevation, radiator, ceiling light, TV point, large storage cupboard/wardrobe, with modern panneling to one wall.

### Bedroom Two

13'8" x 6'8" approx (4.17m x 2.03m approx)

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

### Bedroom Three

6'9" x 9" approx (2.06m x 2.74m approx)

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

### Bathroom

9'4" x 4'4" approx (2.84m x 1.32m approx)

With tiled flooring, recessed ceiling LED spotlights, extractor fan, storage pedestal sink with drawers below, low flush W.C, pannelled bath with mains fed shower above, with rain-shower and hand held. Both the sink and bath have stainless steel waterfall style taps.

### Outside

Side gated access to the rear of the property where there is a yard area with brick wall boundaries and fencing.

### Directions

Proceed out of Long Eaton along Derby Road and after the canal bridge turn third right into Bennett Street and follow the road for some distance and the property can be found on the right.

8459JG

### Council Tax

Erewash Borough Council Tax Band A

### 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, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

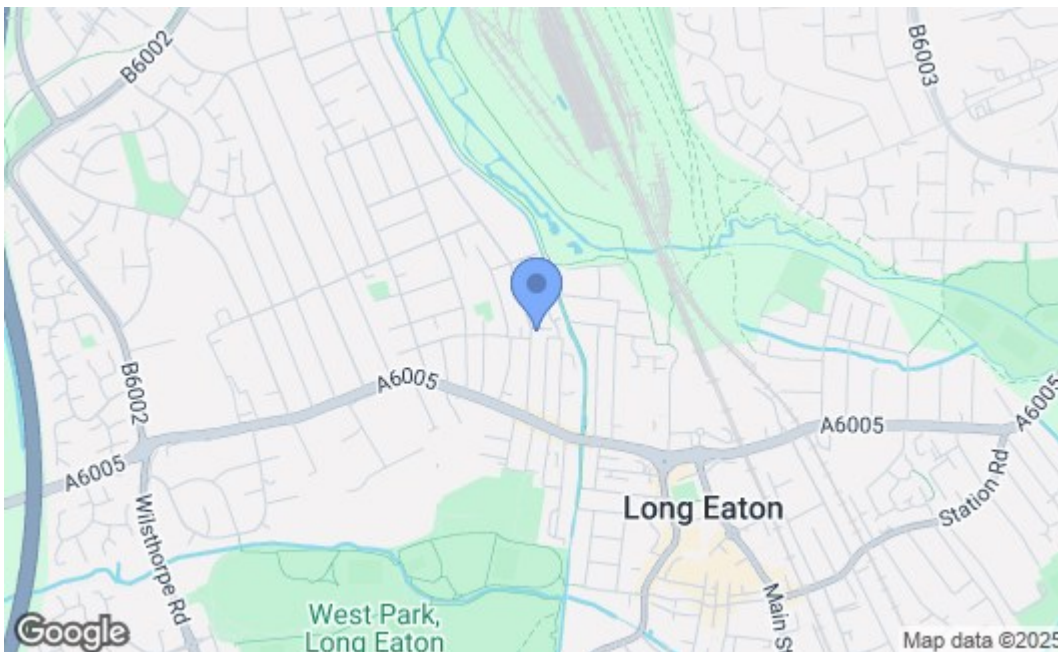
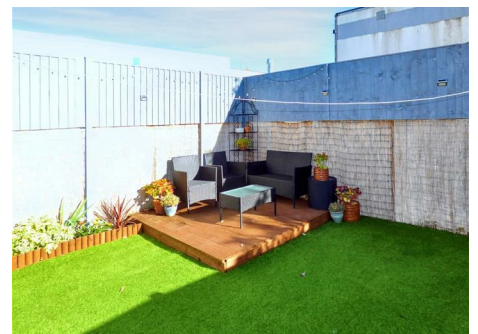
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(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.