



Wharfedale Road,  
Long Eaton, Nottingham  
NG10 3HG

**£229,950 Freehold**





A THREE BEDROOM SEMI DETACHED HOUSE IDEAL FOR THE FIRST TIME BUYER OR INVESTOR WITH OPEN PLAN MODERN KITCHEN DINER, BEING SOLD WITH NO UPWARD CHAIN

Robert Ellis are very pleased to bring to the market this three bedroom semi detached property on the popular and desirable Dales Estate which has great access to local amenities and facilities as well as to major road networks such as the M1 and A52. The property is being sold with the benefit of no upward chain and will appeal to first time buyers and investors as this is a perfect property to get on the ladder and the new owner can move straight in without having to do any major work. With a lovely light and airy lounge, off a porch to the front, perfect for storing coats and shoes. The spacious open-plan kitchen diner is well equipped and great feature of this home!

The property is constructed of brick to the external elevations all under a pitched tiled roof and derives the benefits from gas central heating and double glazing. In brief the accommodation comprises of an entrance porch which flows into the spacious lounge and to the rear there is the dining kitchen with a handy separate utility room, leading down to a downstairs W.C, door to the rear garden and a door into the integral garage. To the first floor there are three double bedrooms and a fitted shower room. Outside there is ample off street parking. The rear garden is privately enclosed with lawn and patio, fencing to the boundaries. An early bird viewing is highly recommended to appreciate the space and finish on offer and will be very popular as it is found in a highly desirable location.

The property is only a few minutes drive away from the centre of Long Eaton where there are Asda and Tesco superstores and many other retail outlets, there are schools for all ages within easy walking distance, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the 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 which provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Ground Floor:

### Porch

5'2" x 5'1" (1.6m x 1.55m )

UPVC double glazed door to the front, with inset patterned glass, and UPVC double glazed window to the side, laminate flooring, ceiling, and door leading into the lounge

### Lounge

14'9" x 14'4" (4.52m x 4.37m )

Dual-aspect UPVC double glazed window the front and side, two wall mounted radiators, carpet flooring, ceiling lights, doors to the kitchen, stairs to the first floor, dado rail, TV point, and a under stairs cupboard.

### Open Plan Kitchen Diner

14'7" x 10'7" (4.47m x 3.24m )

Two UPVC double glazed windows to the rear, wooden door through the utility, vinyl flooring, and two ceiling lights. The kitchen consists of a contemporary white gloss wall, base and drawer units to two walls, with grey splashback tiling, and extractor fan, stainless steel inset sink and drainer, laminate rolled edged worktop, four ring gas hob and integral oven.

### Utility

13'2" x 4'1" (4.03m x 1.27m )

Three UPVC double glazed windows to the rear and side, and a UPVC back door, vinyl flooring, fluorescent light strip, space for a washing machine and tumble dryer, and space for a under counter fridge freezer.

### Downstairs WC

5'10" x 2'9" (1.8m x 0.86m )

UPVC double glazed patterned window to the rear, corner basin, low flush WC, wall mounted radiator, and ceiling light.

## First Floor:

### First Floor Landing

5'11" x 7'7" (1.82m x 2.33m )

UPVC double glazed window to the side elevation, carpet flooring, ceiling light, access to the loft via a loft hatch, and doors to the three bedrooms and bathroom.

### Bedroom One

16'3" x 8'4" (4.96m x 2.55m )

Large UPVC double glazed window to the front elevation, carpet flooring, wall mounted radiator, ceiling light, and in-built storage cupboard.

### Bedroom Two

9'11" x 8'2" (3.03m x 2.5m )

UPVC double glazed window to the rear elevation, carpet flooring, wall mounted radiator, and ceiling light.

### Bedroom Three

10'9" x 5'10" (3.29m x 1.8m )

UPVC double glazed window the front elevation, carpet flooring, wall mounted radiator, and ceiling light.

### Shower Room

6'1" x 6'3" (1.87m x 1.92m )

UPVC double glazed patterned window to the rear, vinyl flooring, ceiling light, enclosed corner shower unit, which is tiled to ceiling to two walls, chrome tiled radiator, LED mirror and vanity unit, with basin storage and low-flush WC.

### Outside

To the front of the property there is a driveway for at least two vehicles in front front of the garage, a path to the front door, with a front garden, which has established shrubs and planters. To the rear there is a patio area, with fencing to the boundaries, and area to lawn, shrubs for privacy at the rear, and decked area for alfresco dining.

### Integral Garage

7'8" x 15'11" (2.35m x 4.87m )

With metal up and over door, light and power.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wiltshorpe Road. At the second mini island turn right onto Dovedale Avenue, fourth right onto Wharfedale Road and the property can be found on the right as identified by our for sale board.  
8530JG

### Council Tax

Erewash Borough Council Tax Band B

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 4mbps Superfast 72mbps

Phone Signal – 02, Vodafone, Three, EE

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



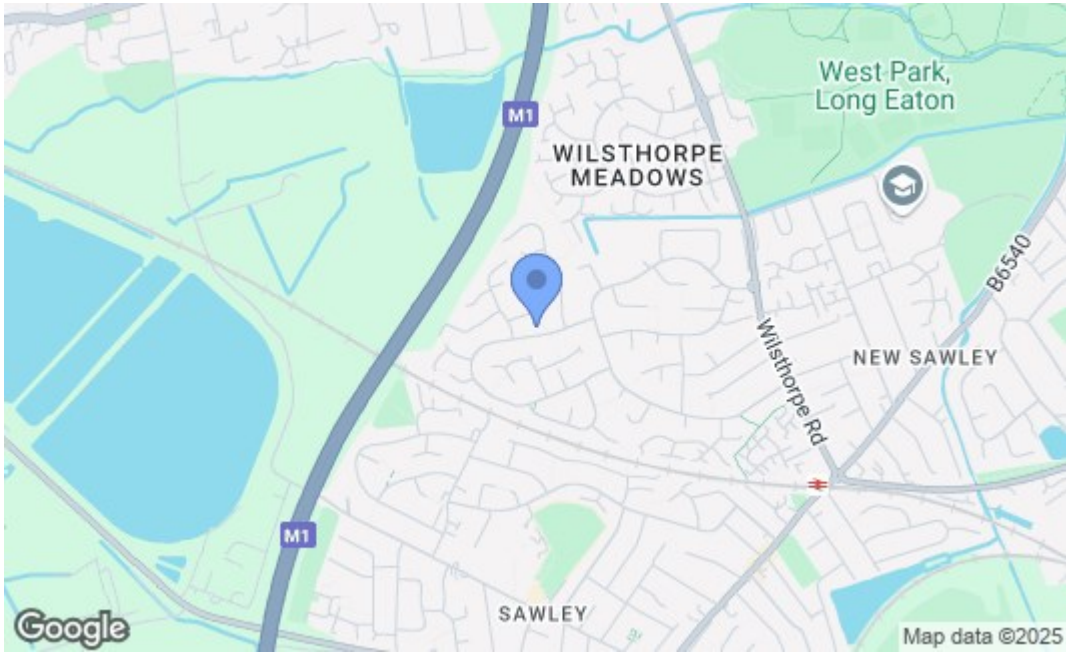


Robert Ellis  
ESTATE AGENTS



26 WHARFEDALE ROAD, LONG EATON, NOTTINGHAM, NG10 3HG

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	79
England & Wales 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		
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