



Milldale Road,
Long Eaton, Nottingham
NG10 3HS

Price Guide £210-215,000
Freehold

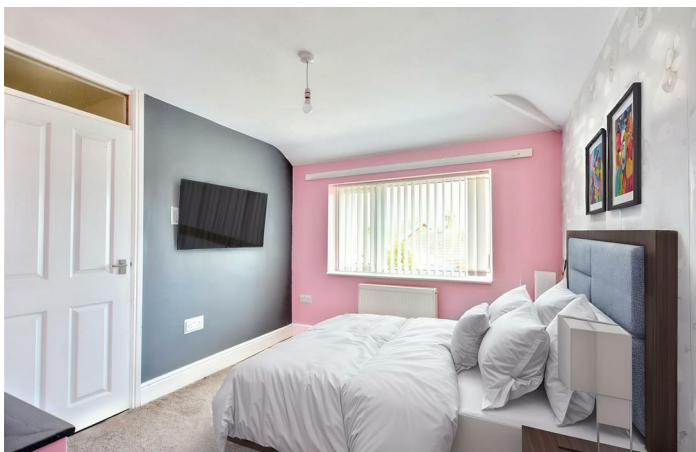


A TWO DOUBLE BEDROOM SEMI DETACHED HOUSE FOUND IN THIS SOUGHT AFTER LOCATION.

Robert Ellis are delighted to offer to the market a great opportunity to purchase a home on the ever-popular Dales Estate, this well-presented two double bedroom semi-detached property occupies a generous plot to the front with ample off road parking and is ideal for first-time buyers, downsizers, or investors alike. Offered to the market with NO UPWARD CHAIN, this home is ready for immediate occupation. The spacious layout includes two well-proportioned double bedrooms and provides excellent potential for personalisation.

This property is double glazed throughout and is of brick construction. Internal accommodation briefly compromises of a side porch, hallway, living room, kitchen diner to the ground floor. To the first floor, there are two double bedrooms and a bathroom.

The property is within easy reach of shopping facilities found in Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the property with Dovedale infant and primary school being just a short walk down the road, healthcare and sports facilities which includes the 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 provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Side porch with double glazed door to the front and rear, door to:

Hallway

Double glazed door to the side, laminate flooring, radiator, stairs to the first floor, doors to:

Living Room

11'11" max x 16' max (3.63m max x 4.88m max)

Double glazed bow window to the front, laminate flooring, radiator, gas fire, hearth and mantle.

Kitchen

13'2" x 8'5" approx (4.01m x 2.57m approx)

Double glazed window to the rear, matching wall and base units with work surfaces over, inset sink and drainer, integrated electric oven, four ring gas hob with extractor over, space for a fridge freezer, plumbing for a washing machine, ceiling spotlights, radiator and storage cupboard.

First Floor Landing

Loft access hatch and doors to:

Bedroom 1

10' x 15'11" approx (3.05m x 4.85m approx)

Double glazed window to the front and a radiator.

Bedroom 2

11'9" x 9'3" approx (3.58m x 2.82m approx)

Double glazed window to the rear and a radiator.

Bathroom

Double glazed window to the rear, radiator, pedestal wash hand basin, low flush w.c., panelled bath, wall mounted electric shower, part tiled walls and laminate flooring.

Outside

The front offers off ample road parking with a gravelled drive.

The rear garden has been designed for low maintenance and is paved with fencing to the boundaries.

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.

Council Tax

Erewash Borough Council Band B

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 23mbps Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

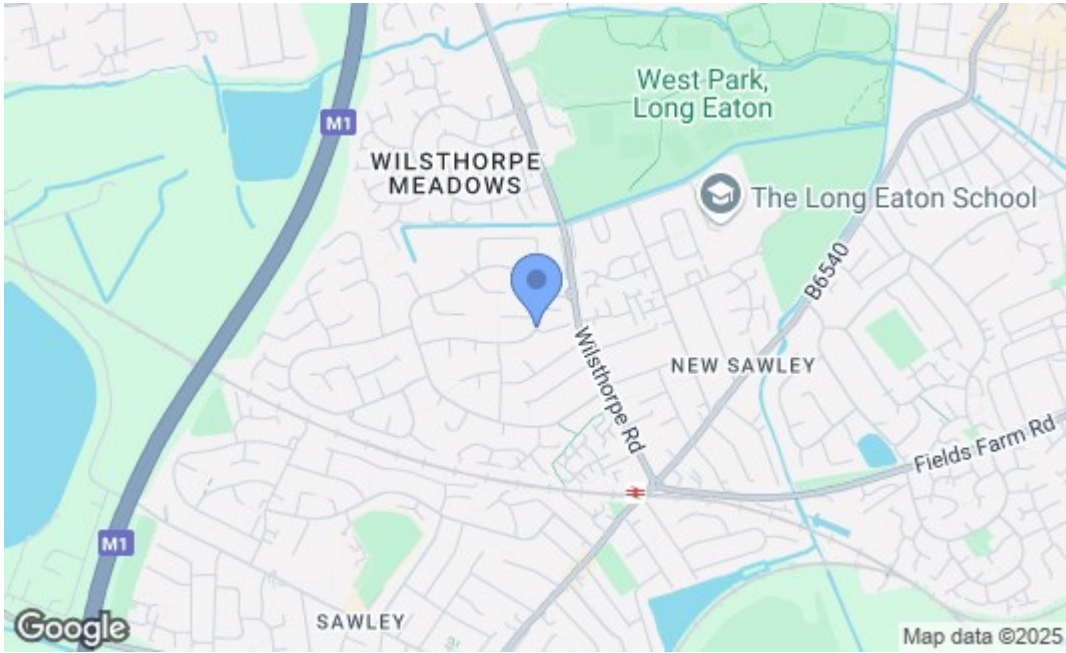
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.