

# Robert Ellis

*look no further...*



Mitchell Street,  
Long Eaton, Nottingham  
NG10 1FN

**£170,000 Freehold**

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THIS IS A TWO DOUBLE BEDROOM VICTORIAN SEMI DETACHED HOUSE LOCATED ON A QUIET ROAD WHICH IS ONLY A FEW MINUTES WALK AWAY FROM LONG EATON TOWN CENTRE.

Being located on Mitchell Street, this traditional two double bedroom Victorian semi detached house provides a lovely home which will suit a whole range of buyers, from people buying their first property through to those who might be downsizing and looking for a property which is conveniently located for the amenities and facilities provided by the area. The property is tastefully finished throughout and for the size of the accommodation and privacy of the rear garden to be appreciated, we recommend that interested parties take a full inspection so they are able to see all that is included in this lovely home for themselves.

The property has a walled area at the front and is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. The property includes a lounge, separate dining room, kitchen which is fitted with wall and base units and has a folding door leading to a conservatory area at the rear which in turn connects to the private garden. To the first floor the landing leads to the two double bedrooms and bathroom which has a white suite with a shower over the bath. Outside there is a walled area at the front, a path leads down the left hand side of the house to the rear where there garden has a Presscrete style patio area with established fencing and planting to the boundaries and there is a wooden shed and second storage unit which will remain at the property when it is sold.

The property is within walking distance of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, if required there are schools for all ages within walking distance of the property, walks in the nearby open countryside and along the banks of the River Trent and the excellent transport links include junctions 24 and 25 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.



UPVC front door with an arched inset glazed panel and an opaque double glazed panel above leading to:

### Lounge/Sitting Room

11'7 x 10'9 approx (3.53m x 3.28m approx)

Double glazed window to the front, stone effect gas fire set in an Adam style surround with an inset and hearth, cornice to the wall and ceiling, radiator and pine door to:

### Dining Room

11'6 x 10'9 approx (3.51m x 3.28m approx)

Double glazed window to the rear, feature cast iron fire surround, cornice to the wall and ceiling, pine flooring, radiator and an understairs storage cupboard with a pine door.

### Kitchen

8'8 x 7'2 approx (2.64m x 2.18m approx)

The kitchen is fitted with cream Shaker style units and includes a 1½ bowl sink with a mixer tap set in a work surface with space for an automatic washing machine and cupboards below, four ring hob set in a work surface with drawers, oven and cupboards beneath, space for an upright fridge/freezer, matching eye level wall cupboards, tiling to the walls by the work surface areas, two double glazed windows with fitted blinds to the side and a folding door leading to:

### Conservatory

7'6 x 4'2 approx (2.29m x 1.27m approx)

The conservatory provides an ideal place to come into the property from the rear and has double glazed, double opening doors leading out to the rear garden, double glazed windows to the side and rear and a polycarbonate sloping roof.

### First Floor Landing

The landing has a hatch with a ladder leading to the attic space and pine doors to:

### Bedroom 1

11'7 x 10'9 approx (3.53m x 3.28m approx)

Double glazed window to the front, pine flooring, radiator and a built-in cupboard with a pine door providing a hanging rail and shelving.

### Bedroom 2

10'9 x 8'9 approx (3.28m x 2.67m approx)

Double glazed window to the rear, a radiator in a housing and carpeted flooring.

### Bathroom

The bathroom has a white suite including a panelled bath with a shower over, tiling to two walls and a protective glazed screen, low flush w.c. and pedestal wash hand basin with tiled splashback, opaque double glazed window, recessed spotlights to the ceiling and a Baxi boiler is housed in an airing/storage cupboard.



### Outside

At the front of the property there is a pebbled area with established planting which helps to provide natural screening at the front of the property, there is a wall to the front and left hand boundary and a path leads down the left hand side to a gate which provides access into the rear garden.

At the rear there is a Presscrete style patio/paved garden area with established planting and fencing to the left and a gate provides access to the path which takes you to the front of the house and there is also a fence with further planting to the right hand side. At the bottom of the garden there is a shed and a further storage facility.

### Shed

6' x 4'6 approx (1.83m x 1.37m approx)

The shed is positioned at the bottom of the garden.

### Directions

Proceed out of Long Eaton along Main Street and at the Tappers Harker island turn right into Oakleys Road and right into Mitchell Street where the property can be found on the left.  
8625AMMP

### 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, Virgin

Broadband Speed - Standard 15mbps Superfast 80mbps Ultrafast 1800mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water very low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

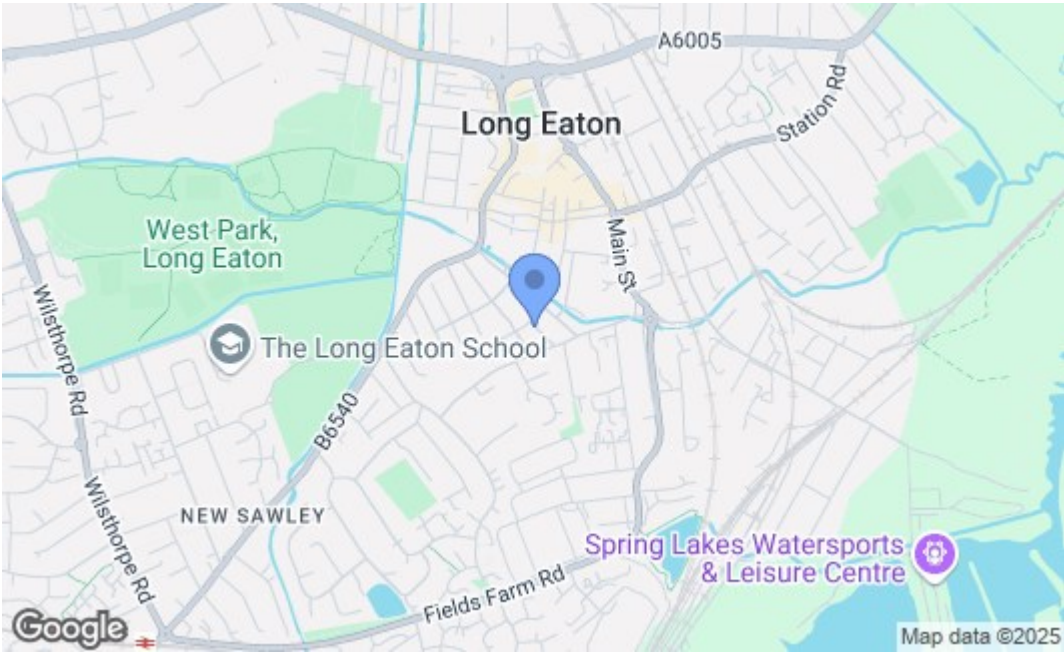
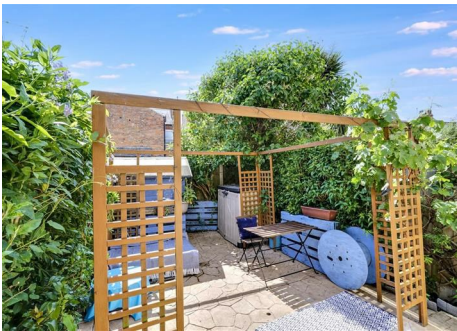
Other Material Issues – No

### Agents Notes

There is one window which is not double glazed at the bottom of the stairs.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.