



Peakdale Close,  
Long Eaton, Nottingham  
NG10 3PH

**£245,000 Freehold**





A THREE BEDROOM SEMI DETACHED HOME READY FOR A NEW OWNER TO STAMP ON THEIR OWN MARK.

Robert Ellis are pleased to offer to the market this semi detached home located on the ever-popular Dales Estate. This deceptively spacious three bedroom, semi-detached property offers fantastic potential for those looking to put their own stamp on a property. The property is well maintained throughout and has been apart of the current owner for many years and is need of some updating, it presents an excellent opportunity to create a personalised family home in a sought-after residential area. The property benefits from off-road parking and a garage, while the low-maintenance rear garden provides a private outdoor space with minimal upkeep required. The property is ideally positioned for commuters, the home offers easy access to the M1, A52, and A50, as well as convenient proximity to Long Eaton train station. Whether you're a first-time buyer, investor, or simply ready to take on your next project, this well-located and generously sized property is full of promise.

This semi detached property on Peakdale Close offers great external benefits such as front and rear gardens, off road parking and a garage. Internally, the property briefly compromises of an entrance hall, living room which opens up into the dining room which, along with the kitchen, is positioned to the rear aspect of the property.

Being situated on the Dales Estate this most lovely home is within easy reach of the Asda, Tesco, Aldi and Lidl stores and numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, healthcare and sports facilities and excellent transport links which include J25 of the M1, East Midlands Airport, Long Eaton Station which is only a few minutes walking distance away from the property and the A52 and other main roads all of which provide good access to both Nottingham and Derby.





### Entrance Hall

Double glazed door to the front, stairs to the first floor, radiator and double doors to:

### Lounge

13'7 x 12'5 approx (4.14m x 3.78m approx)

Double glazed window to the front, gas fire, hearth and mantle, coving, storage cupboard and open to:

### Dining Room

10'6 x 8'2 approx (3.20m x 2.49m approx)

Double glazed patio doors to the rear, radiator, coving and door to:

### Kitchen

10'3 x 7'2 approx (3.12m x 2.18m approx)

Double glazed window to the side, double glazed door to the rear, range of matching wall and base units, inset sink and drainer, plumbing for a washing machine, space for a cooker with extractor over, integrated fridge freezer and tiled floor.

### First Floor Landing

Double glazed window to the side, loft access hatch and doors to:

### Bedroom 1

13'7 x 8'6 approx (4.14m x 2.59m approx)

Double glazed window to the front, radiator, laminate flooring and fitted wardrobes.

### Bedroom 2

9'2 x 9'6 approx (2.79m x 2.90m approx)

Double glazed window to the rear, radiator and built-in storage cupboard.

### Bedroom 3

6'9 x 7'4 approx (2.06m x 2.24m approx)

Double glazed window to the front, radiator and built-in storage.

### Bathroom

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

### Outside

There is off road parking to the front with a drive leading down the side to the garage, gravelled frontage.

The rear garden is low maintenance having patio slabs and enclosed with panelled fencing to the boundaries and shrubs to the borders.

### Garage

Up and over door to the front.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road and at the second mini island turn right onto Dovedale Avenue, fifth right onto Ribblesdale Road and second right onto Teesdale Road. Peakdale Close can be found as the turning on the left hand side with the property identified by our for sale board.

8665AMCO

### 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 5mbps Superfast 78mbps

Phone Signal – 02, Vodafone, Three, EE

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) A		89
(81-91) B	74	
(69-80) C		
(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 <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.