



Bishopdale Close,  
Long Eaton, Nottingham  
NG10 3PJ

**£180,000 Freehold**



#### A SEMI DETACHED BUNGALOW SET WITHIN A POPULAR RESIDENTIAL LOCATION

Robert Ellis are delighted to offer to the market Located within the sought after Dales Estate, this semi-detached bungalow on Bishopdale Close offers a fantastic opportunity for those looking to make their mark on a property. Offering two bedrooms and off-road parking and a spacious living room which could be opened up with the kitchen to add, this home is ideal for buyers seeking a project to upgrade to their personal taste. Although in need of some modernisation, the bungalow provides a solid foundation for renovation, with ample potential to create a stylish and comfortable living space. The property benefits from no onward chain, making for a straightforward move. Perfectly positioned, this bungalow is within easy reach of local shops, amenities, and public transport links, ensuring convenience and accessibility for day-to-day living.

A fantastic chance to purchase this bungalow on Bishopdale Close and internal accommodation briefly comprises of an entrance hall, lounge and kitchen to the front aspect. Towards the rear of the property, there is the main bathroom which has recently been replaced and two bedrooms and a lean to opening into the garden.

Being situated on the Dales Estate this most lovely home is within easy reach of the Asda, Tesco, Lidl and Aldi stores and numerous other retail outlets found in Long Eaton town centre, if required there are schools for all ages, healthcare and sports facilities and excellent transport links which include junctions 24 and 25 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

Side entrance door and door to:

## Lounge

10'4 x 16' approx (3.15m x 4.88m approx)

Double glazed window to the front, sliding door to the kitchen, TV point, radiator, gas fire (not tested).

## Kitchen

5'1 x 7'11 approx (1.55m x 2.41m approx)

Double glazed window to the front, range of matching wall and base units with work surfaces over, stainless steel sink and drainer, part tiled walls, space for a cooker and fridge freezer.

## Bedroom 1

13'2 x 9'1 approx (4.01m x 2.77m approx)

Double glazed window to the rear, radiator.

## Bedroom 2

6'7 x 9'5 approx (2.01m x 2.87m approx)

Door leading to:

## Lean-to

With door to the rear garden.

## Bathroom

Double glazed window to the side, pedestal wash hand basin, low flush w.c., panelled bath, part tiled walls.

## Outside

Low maintenance rear garden with fencing to the boundaries and shrubs to the borders.

## 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, fourth right onto Wharfedale Road, second right onto Langdale Drive and Bishopdale Close can be found as a turning on the left hand side.

8693AMCO

## 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 25mbps Ultrafast 1000mbps

Phone Signal – 02, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

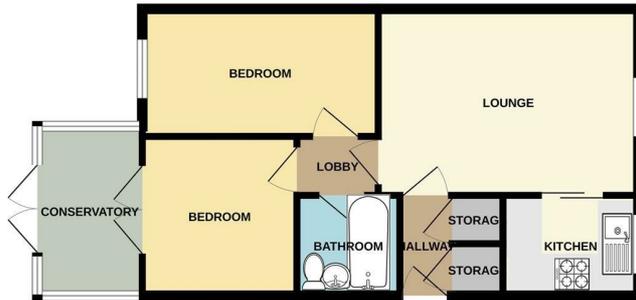
Non-Standard Construction – No

Any Legal Restrictions – No

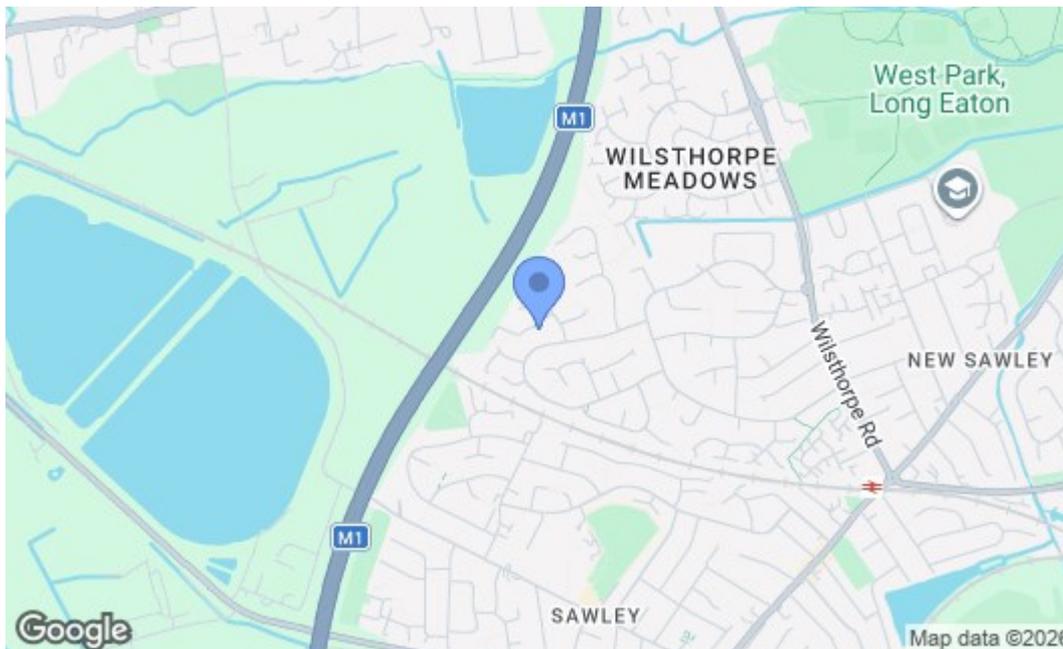
Other Material Issues – No



**Robert Ellis**  
ESTATE AGENTS  
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is to illustrate purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency at the time.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		46	
(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	

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