



Stanhope Street,  
Long Eaton, Nottingham  
NG10 4QN

**£160,000 Freehold**





#### A TWO BEDROOM TERRACE HOUSE, IDEAL FOR THE FIRST TIME BUYER.

Robert Ellis are delighted to offer to the market this attractive two bedroom terraced home. Situated on Stanhope Street, the property offers generous living space in a highly convenient location close to the town centre, shops and local amenities. Inside, two spacious reception rooms provide versatile living, with the front room enhanced by a feature log burner that creates a warm and welcoming focal point. The property boasts two large double bedrooms, along with a stylish four-piece bathroom upstairs — a real highlight rarely found in homes of this style. To the rear, a small courtyard provides a private outdoor space that's easy to maintain, perfect for relaxing with a morning coffee. Combining period character with practical features, this home is well worth viewing to fully appreciate all it has to offer. Viewings are strongly recommended.

The property offers double glazing throughout and gas central heating. Internal accommodation briefly comprises of the entrance into the living room which boasts a log burner and access to the dining room. The dining room has an open fire, stairs leading to the first floor and a door leading to the galley kitchen. To the first floor, there are two double bedrooms accompanied by a four piece bathroom to the rear aspect.

Found within easy reach of the Asda, Tesco, Lidl and Aldi stores and numerous other retail outlets found in Long Eaton town centre, excellent schools for all ages, health care and sports facilities and the transport links include J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.



## Lounge

12'1 x 12'5 approx (3.68m x 3.78m approx)

Wooden entrance door, double glazed window to the front, laminate flooring, coving, log burner.

## Dining Room

12'5 x 13'2 approx (3.78m x 4.01m approx)

Double glazed window to the rear, radiator and open fire, stairs to the first floor.

## Kitchen

14'10 x 6'5 approx (4.52m x 1.96m approx)

Double glazed windows to the rear and side, wooden door to the side, part tiled walls, wall and base units with work surfaces over, stainless steel sink and drainer, space for a fridge freezer, dishwasher, plumbing for washing machine, integrated electric oven, four ring gas hob over and extractor above.

## First Floor Landing

Loft access hatch and doors to:

## Bedroom 1

14'5 x 12'2 approx (4.39m x 3.71m approx)

Double glazed window to the front, built-in wardrobes, radiator and laminate flooring.

## Bedroom 2

13'3 x 11'3 approx (4.04m x 3.43m approx)

Double glazed window to the rear, coving and radiator.

## Bathroom

Double glazed window to the rear, panelled bath, pedestal wash hand basin, low flush w.c., single shower cubicle with mains fed shower, part tiled walls, chrome heated towel rail.

## Outside

There is a courtyard garden to the rear with fencing to the boundaries, shrubs to the borders, rear access.

## Directions

Proceed out of Long Eaton along Derby Road continuing over the canal bridge. Take the second left turning into Stanhope Street where the property can be found on the right hand side.

8903AMCO

## 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 18mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

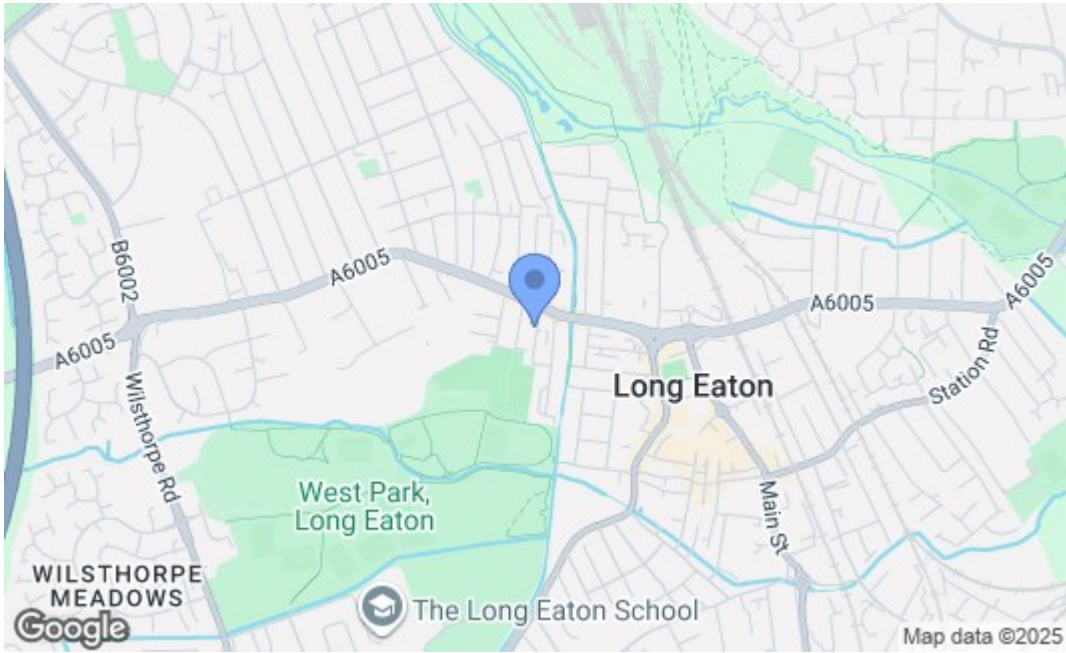
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







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		
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.