



Neale Street,  
Long Eaton, Nottingham  
NG10 1FF

**£180,000 Freehold**



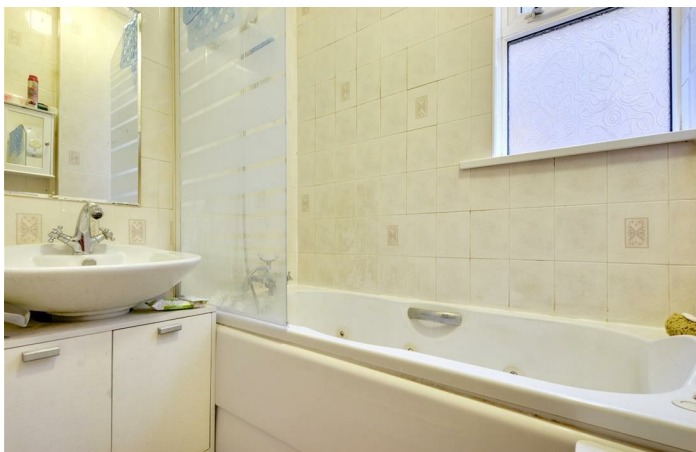


A THREE BEDROOM SEMI DETACHED HOUSE FOUND WITHIN WALKING DISTANCE OF THE TOWN CENTRE.

Robert Ellis are pleased to bring to the market this well-proportioned property, on Neale Street, which will appeal to a wide range of buyers, particularly those looking to put their own stamp on a home.. The accommodation includes two reception rooms, providing flexible living space, and the current owners have thoughtfully opened up the kitchen and dining area to create a fantastic open plan space that works perfectly for modern family life. There are three well-sized bedrooms to the first floor, making the home ideal for first-time buyers, families, or investors. Externally, the property offers a private rear garden and sits within a popular residential area, close to local shops, schools and amenities, ensuring convenient day-to-day living.

This box bay fronted semi detached on Neale Street provides a great opportunity for anyone to make this property their own. Internal accommodation briefly comprises of an entrance hall, two reception rooms with the dining now opening to the kitchen which provides access to a lean to giving access to the rear garden. To the first floor, there are three bedrooms, a bathroom and a separate WC.

Being located on Neale Street the property is within a few minutes drive of the Asda, Tesco, Lidl and Aldi stores and other retail outlets found in Long Eaton town centre, there are healthcare and sports facilities, excellent local schools for all ages and transport links which 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



#### Entrance Hall

Double glazed door to the side, stairs to the first floor with understairs storage cupboard, double glazed window to the side, radiator, coving, doors to the lounge and kitchen diner.

#### Lounge

12'11" x 11'11" approx (3.94m x 3.63m approx)

Double glazed box bay window to the front, coving, two radiators.

#### Dining Area

12'11" x 12'5" approx (3.94m x 3.78m approx)

Double glazed window to the rail, dado rail, radiator, open to:

#### Kitchen

14'9" x 7'11" approx (4.50m x 2.41m approx)

Double glazed window and door to the side, matching wall and base units with work surfaces over, integrated electric oven with extractor over, sink and drainer, tiled floor, spaces for a washing machine and tumble dryer.

#### Lean-to

4'6" x 16' approx (1.37m x 4.88m approx)

Double glazed window and door to the rear.

#### First Floor Landing

Loft access hatch, radiator and doors to:

#### Bedroom 1

12' x 11' approx (3.66m x 3.35m approx)

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

#### Bedroom 2

8'10" x 10'7" approx (2.69m x 3.23m approx)

Double glazed window to the rear, radiator, fitted wardrobes.

#### Bedroom 3

7'11" x 10'2" approx (2.41m x 3.10m approx)

Double glazed window to the rear and a radiator.

#### Separate w.c.

Double glazed window to the side, low flush w.c., fully tiled walls and storage cupboard.

#### Bathroom

Double glazed window to the side, fully tiled walls, Jacuzzi panelled bath with wall mounted electric shower over, extractor fan,.

#### Outside

Low maintenance rear garden with patio, plants and shrubbery, patio area and the garden is enclosed with panelled fencing.

#### Directions

Proceed out of Long Eaton along Tamworth Road taking the left turning just past the library into Lower Brook Street. Continue for a short distance taking the right turning into Neale Street where the property can be found immediately on the right hand side as identified by our for sale board.

8979CO

#### 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 14mbps Superfast 72mbps

Ultrafast 1800mbps

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

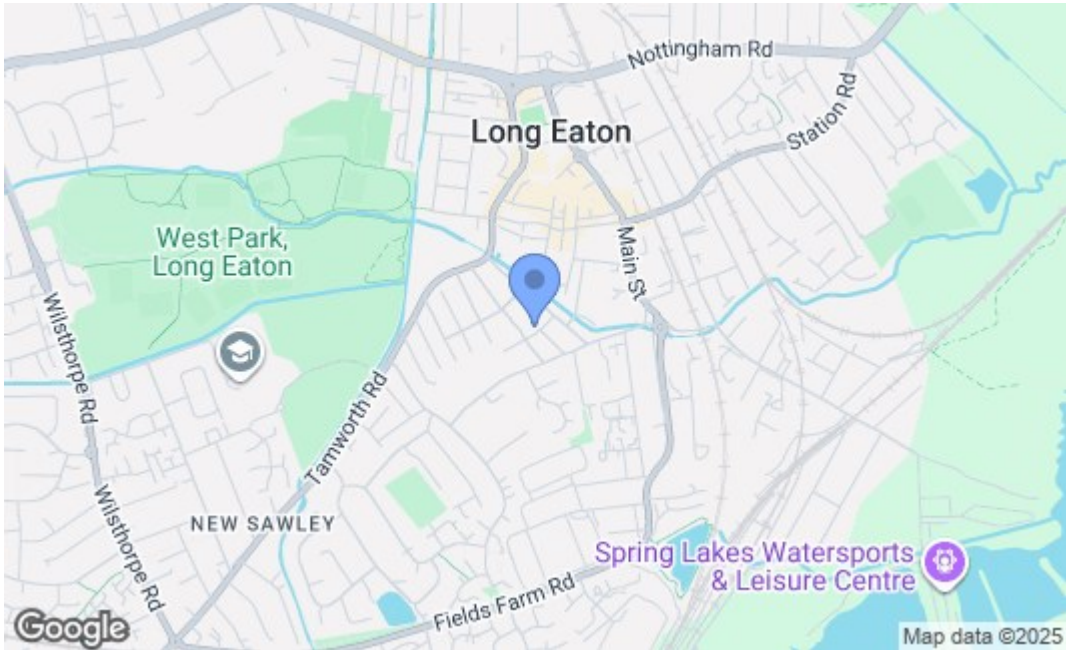
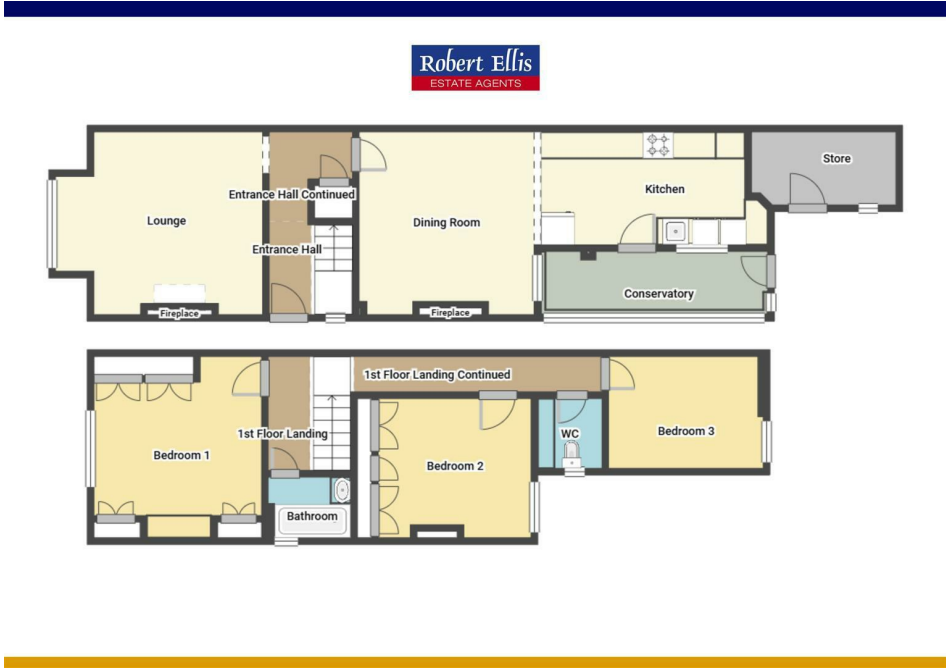
Other Material Issues – No

#### Agents Notes

There are solar panels to the property which are owned.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	79	
(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.