



Stanley Street,
Long Eaton, Nottingham
NG10 1EL

£170,000 Freehold



A SEMI DETACHED HOUSE THAT REQUIRES UPDATING THROUGHOUT AND IS OFFERED FOR SALE WITH NO UPWARD CHAIN.

Located on a cul de sac and central to Long Eaton this property will appeal to a variety of buyers including first time buyers, down-sizers and investors. The entrance door opens into the living room with a walk in bay window, stairs rising to the first floor and a door leading to the kitchen diner. The kitchen diner is a good size with a door accessing the rear garden. There are two bedrooms and a modern fitted shower room to the first floor.

There is a mature garden to the front with a driveway providing off road parking for a couple of vehicles. The rear garden offers low maintenance and a covered patio seating area.

The property is within easy reach of all the amenities and facilities provided by Long Eaton and the surrounding area which include Tesco, Asda, Lidl and Aldi stores and many other retail outlets found in the town centre, there are pubs, restaurants and the well regarded Clifford Gym, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the 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 which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open storm porch to the front with a timber entrance door having an obscure decorative double glazed light panels within opening up to:

Living Room

13'11" plus bay x 11'9" approx (4.26m plus bay x 3.59m approx)

Timber framed double glazed bay window to the front, coving, stairs to the first floor, Adam style fireplace with timber surround, marble insert and hearth, two electric storage heaters, stairs to the first floor, understairs storage cupboard, door to:

Kitchen Diner

9'8" x 11'8" approx (2.95m x 3.58m approx)

Timber framed single glazed window to the rear, half timber and half obscure double glazed door to the rear with matching light panels to the side, mix of wall, base and drawer units with laminate work surface over, tiled splashback, inset stainless steel sink and drainer with chrome mixer tap, integrated electric hob, integrated single electric oven, extractor over, space for a fridge freezer, plumbing and space for a washing machine, electric storage heater.

First Floor Landing

Access hatch to the loft and doors to:

Bedroom 1

9'10" max x 11'8" approx (3m max x 3.58m approx)

Timber framed double glazed window to the front, electric storage heater, airing/storage cupboard housing the hot water cylinder.

Bedroom 2

11'8" x 6'10" approx (3.58m x 2.09m approx)

Timber framed double glazed window to the rear, electric storage heater.

Shower Room

6'9" x 5'6" approx (2.07m x 1.69m approx)

Obscure double glazed timber framed window to the side, modern fitted shower room with a large walk-in shower tray having a shower screen and Mira Sport

electric shower, fully tiled, low flush w.c., pedestal wash hand basin with chrome mixer tap and tiled splashback, extractor fan and vinyl flooring.

Outside

To the front of the property there is driveway providing off road parking with a mature and well established garden area, timber gate providing access to the rear.

The private rear garden is well established with a patio, well established borders and a covered paved patio area, fencing to the boundaries.

Directions

Proceed out of Long Eaton along Tamworth Road and after passing the traffic lights with the library, turn left into Lower Brook Street, left into Stanley Street and Mill Court can be found as a turning on the left.

9044MH

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Electric

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 15mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, EE, 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 | | | 78 |
| (55-68) D | | 55 | |
| (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 ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ 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.