



Russell Street,  
Long Eaton, Nottingham  
NG10 4LU

**£170,000 Freehold**

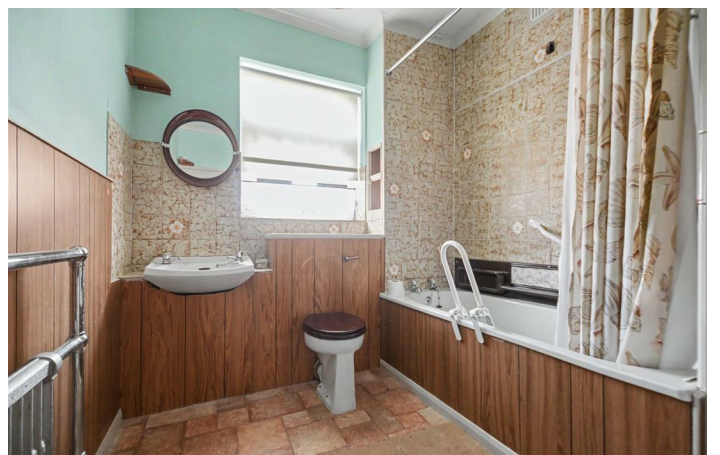


A BAY FRONTED SEMI DETACHED HOUSE THAT REQUIRES A FULL REFURBISHMENT THROUGHOUT. THIS PROPERTY HAS GREAT POTENTIAL AND WOULD IDEALLY APPEAL TO EXPERIENCED INVESTORS LOOKING FOR THEIR NEXT PROJECT.

The entrance door opens into the inner hallway with stairs rising to the first floor, understairs storage cupboard and doors to the two reception rooms. The living room has a bay window to the front and sliding doors leading to the dining room and kitchen.

To the first floor there are three bedrooms, two are doubles and the third is a single or home office. The bathroom is a good size with a three piece suite. There is an enclosed rear garden and access to the single detached garage.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Aldi and Lidl stores with many other retail outlets, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, if required there are schools for all ages and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hallway

Timber entrance door with single glazed light panel over, coving, radiator, stairs to the first floor, understairs storage cupboard housing the electric consumer unit. Doors to:

### Living Room

11'11" into recess x 11'10" plus bay (3.65m into recess x 3.61m plus bay)

Timber framed single glazed bay window to the front, radiator, gas fire sat upon a tiled hearth with timber surround, sliding glazed doors opening to:

### Dining Room

11'11" into recess x 12'11" approx (3.65m into recess x 3.96m approx)

Coving, UPVC double glazed French doors to the rear, sliding door to the kitchen, timber framed and obscure single glazed door to the rear garden, radiator, gas fire sat upon a tiled hearth.

### Kitchen

6'0" x 10'0" approx (1.84m x 3.06m approx)

UPVC double glazed window to the rear, wall, base and drawer units with laminate work surface over, tiled splashback, inset stainless steel sink and drainer with chrome mixer tap, integrated single electric oven, integrated electric hob with extractor over, space for a tall fridge freezer, plumbing and space for a washing machine, coving and tiled floor.

### First Floor Landing

UPVC double glazed window to the side, radiator, loft access hatch and doors to:

### Bedroom 1

10'5" x 13'1" approx (3.2m x 4.01m approx)

UPVC double glazed window to the rear, radiator and wardrobe.

### Bedroom 2

11'11" x 10'8" approx (3.65m x 3.26m approx)

UPVC double glazed window to the front, radiator, storage cupboards in the chimney recess with shelves and hanging.

### Bedroom 3

6'1" x 6'5" approx (1.86m x 1.98m approx)

UPVC double glazed window to the front, radiator.

### Bathroom

9'6" x 7'5" approx (2.9m x 2.27m approx)

Obscure UPVC double glazed window to the rear, three piece suite comprising of a wash hand basin, low flush w.c., bath with electric Triton Rapide shower over, tiled splashback, half wood panelled wall, heated towel rail, airing cupboard housing the hot water cylinder.

### Outside

There is a low maintenance garden to the front with paving and low level wall.

Garden to the rear, timber storage shed, wooden fence to the boundaries with gated access to the front.

### Garage

Single up and over door.

### Directions

Proceed out of Long Eaton along Derby Road and turn right onto Russell Street where the property can be found on the left.

9268MH

### 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 15mbps Superfast 57mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, 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

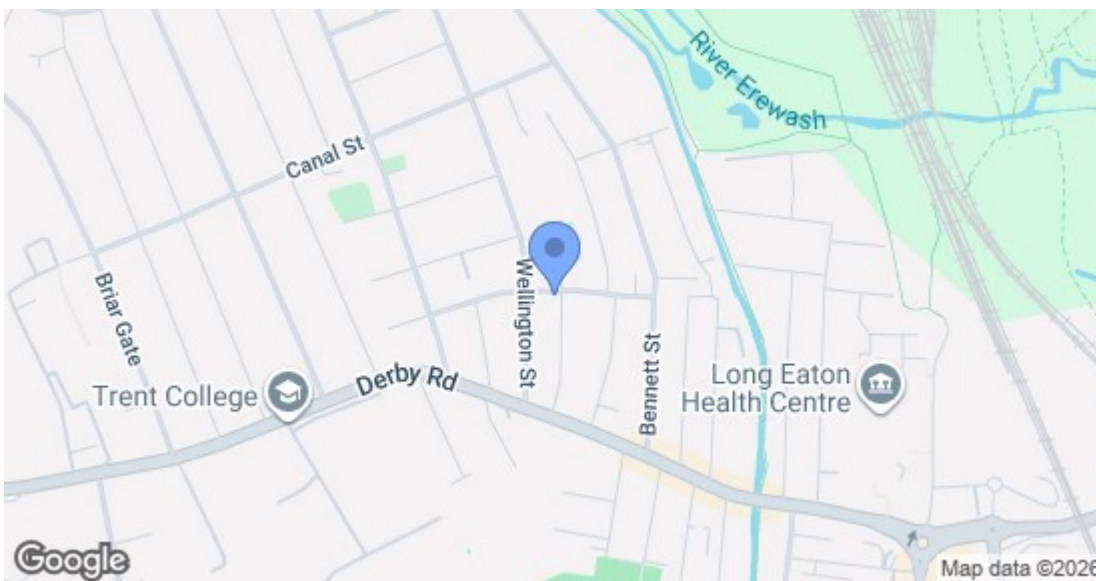
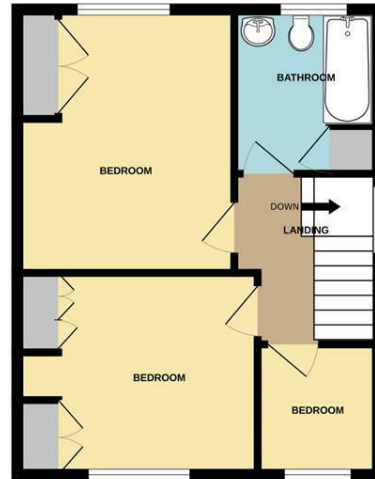
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.