



**12 Manchester Street, Long Eaton, Nottingham, NG10 1DE**

**£900 PCM**

- Children Welcome
- 2 Bathrooms
- 2 Bedrooms
- Medium Sized Garden
- Unfurnished Property
- 2 Receptions
- Driveway Parking Available
- Semi Detached House

# 12 Manchester Street, Nottingham NG10 1DE

New to the market completely renovated two bedroom semi detached house close to Long Eaton town centre with a variety of shops and good road links to Nottingham & Derby.

The accommodation on offer comprises of entrance hallway, stairs leading to the first floor and to the ground floor are two large reception rooms with one having built in storage, feature fireplaces and window seat. The kitchen has a matching range of wall and base units with rolled edge work surface and space for under counter fridge, washing machine and cooker, from the kitchen is a fully tiled shower room with vanity sink, low level WC and double enclosed mains powered shower.

To the first floor are two double bedrooms and en-suite bathroom to bedroom one with bath and shower attachment, sink and low-level WC.

Outside is driveway with raised borders, garage and gate leading to rear garden with summer house, lawn, and paved patio.

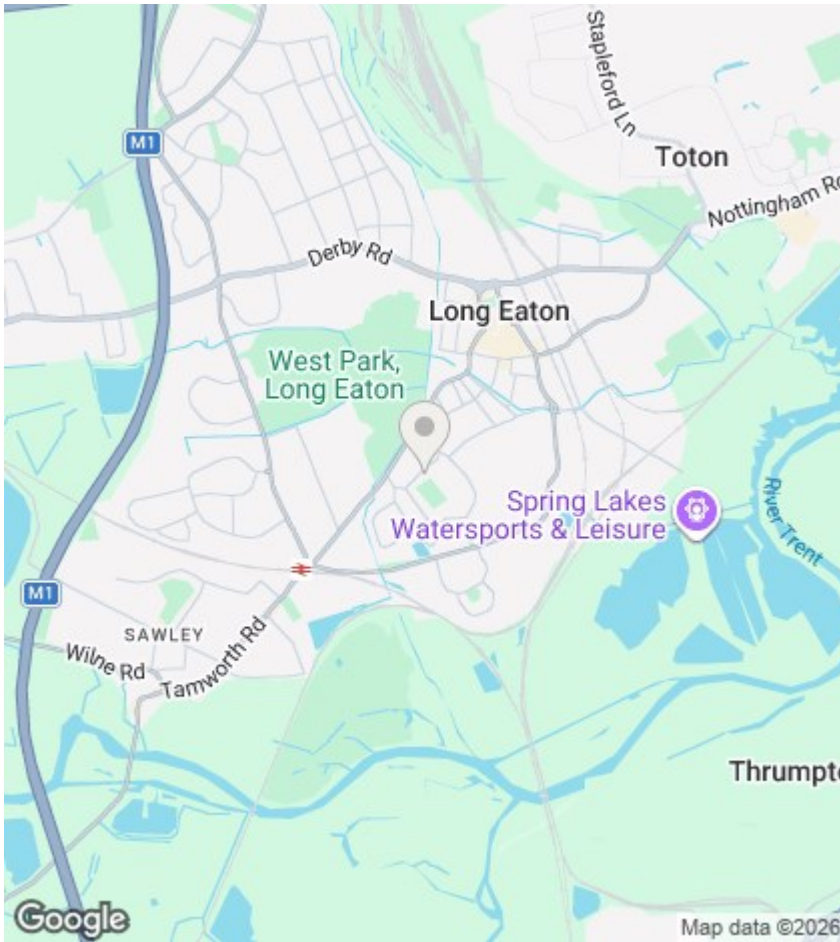
Internal viewing recommended to appreciate size and location. Accompanied viewings with Robert Ellis. Available Late May 2026



Council Tax Band:







## Directions

## Viewings

Viewings by arrangement only. Call 0115 9466946 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	