

Walton Street,  
Long Eaton, Nottingham  
NG10 1PB

**£180,000 Freehold**



A TWO DOUBLE BEDROOM SEMI-DETACHED EXTENDED BUNGALOW BEING SOLD WITH NO UPWARD CHAIN.

Situated off Walton Street and within walking distance of Long Eaton town centre, local bus routes and excellent transport links, this spacious property offers fantastic potential for a new owner to put their own stamp on it. The accommodation includes a large vaulted ceiling kitchen overlooking the rear garden, along with generous living space throughout. To the rear, the garden enjoys a peaceful setting backing directly onto the Erewash Canal. An early viewing comes highly recommended.

The property comprises of an entrance hallway with doors leading to two double bedrooms positioned at the front of the property and a shower room. A further door leads into the lounge diner, with doors opening onto the enclosed rear garden, creating a light and airy living space. The extended kitchen is fitted with a range of drawer and base units and benefits from views over the rear garden, along with Velux windows allowing for additional natural light. The property also benefits from gas central heating and double glazing throughout. Outside, there is an enclosed rear garden which enjoys a unique position backing directly onto the Erewash Canal beyond the rear fence. To the side of the property there is a garage providing useful additional storage space, with off road parking located in front of the garage.

The property is found within a couple of minutes walking distance of the Asda, Tesco, Lidl and Aldi stores along with numerous other retail outlets found along the high street, if required there are schools for all ages, healthcare and sports facilities and the excellent transport links include J25 of the M1, Long Eaton station, East Midlands Airport and the A52 to Nottingham and Derby.



### Entrance Hall

3'6 x 9' approx (1.07m x 2.74m approx)

UPVC double glazed front door, radiator, tiled flooring, half tiled walls, ceiling light, loft access hatch and doors to:

### Lounge/Diner

10'5 x 17'6 approx (3.18m x 5.33m approx)

UPVC double glazed French doors to the rear with windows either side, wooden flooring, radiator, two ceiling lights, wall mounted fire, cornice to the wall and ceiling, TV and internet points.

### Extended Kitchen

16'1 x 8'8 approx (4.90m x 2.64m approx)

UPVC double glazed window to the side, two Velux windows and windows to the rear, tiled flooring, radiator, ceiling spotlights, pine wall, drawer and base units to three walls, black laminate work surface over, integral oven, four ring gas burner with stainless steel extractor over, space for a free standing fridge freezer, space and plumbing for a washing machine and dishwasher, wall mounted Worcester Bosch boiler, inset stainless steel sink and drainer with swan neck mixer tap, door to:

### Bedroom 1

9'1 x 13'6 approx (2.77m x 4.11m approx)

UPVC double glazed window to the front, carpeted flooring, radiator, ceiling light.

### Bedroom 2

7'8 x 10'4 approx (2.34m x 3.15m approx)

UPVC double glazed window to the front, carpeted flooring, radiator and ceiling light.

### Shower Room

6'9 x 5' approx (2.06m x 1.52m approx)

Obscure UPVC double glazed window to the side, tiled flooring, tall modern radiator, pedestal wash hand basin with a mixer tap, low flush w.c., ceiling spotlights, white modern gloss tiles, enclosed corner shower cubicle with a mains fed shower, built-in storage cupboard.

### Outside

The property is accessed from a side road off Walton Street where there is an enclosed garden with brick

boundaries and hedging, access to the rear via the left hand side.

The rear garden is enclosed with fencing and brick wall and backs onto the Erewash canal.

### Garage

7'6 x 15'6 approx (2.29m x 4.72m approx)

Brick built garage with up and over door.

### Directions

Proceed out of Long Eaton along Derby Road and turn right into Cranmer Street, left onto Dale Avenue and left again onto Walton Street where the property can be found towards the end of the road on the right hand side.

9216JG

### 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 17mbps Superfast 50mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

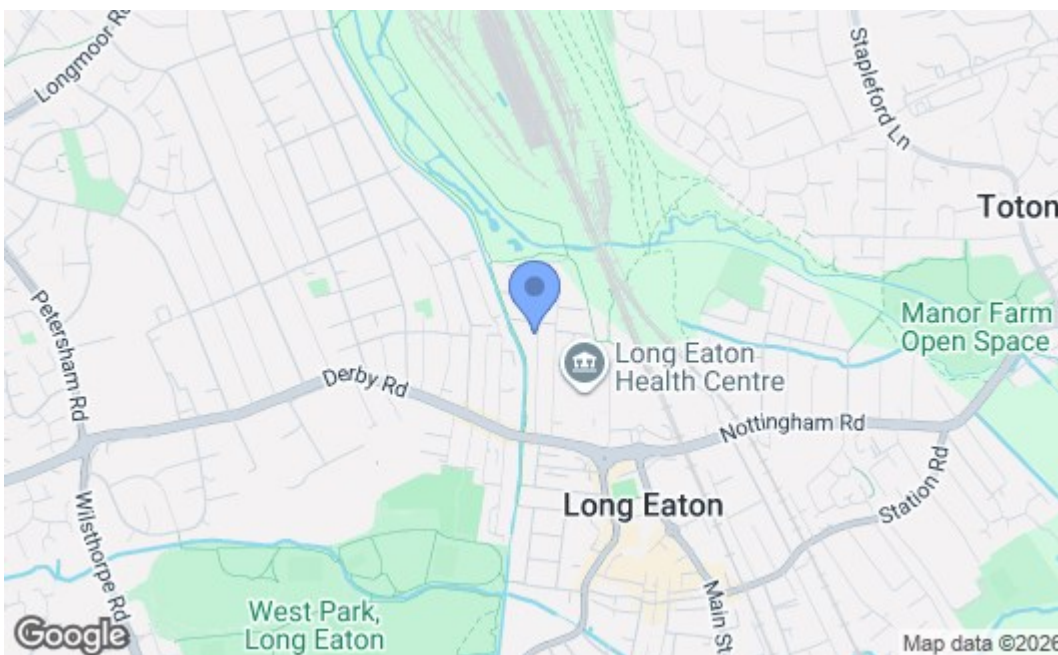
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



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			
<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) 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			
<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.