



Bishopdale Close,  
Long Eaton, Nottingham  
NG10 3PJ

**£199,995 Freehold**

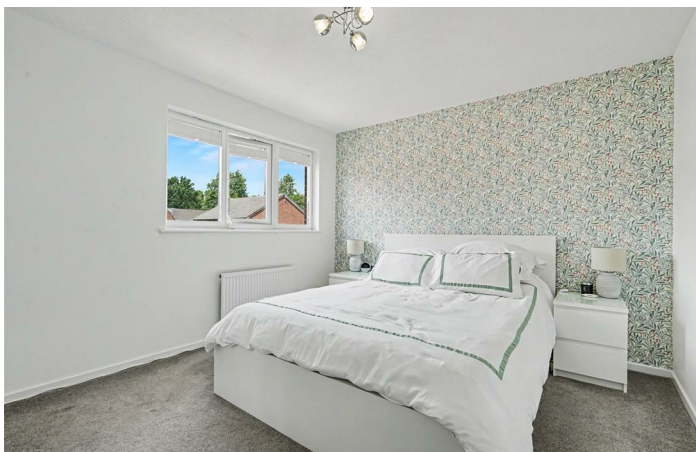


A TWO BEDROOM SEMI DETACHED HOME SITUATED ON THE EVER POPULAR DALES ESTATE, WITH OFF STREET PARKING AND TWO DOUBLE BEDROOMS.

Robert Ellis are pleased to bring to the market this well presented semi detached property which is ready to move straight into and would make an ideal purchase for a first time buyer. The home offers well balanced accommodation with integrated appliances.

The accommodation comprises a lounge, kitchen and two well proportioned bedrooms along with a family bathroom. Externally, the property benefits from ample off road parking to the front and a good sized rear garden, providing a great space for outdoor living and further potential. Situated within a highly sought after residential area on the Dales Estate, the property is conveniently located for local amenities, schools and transport links. An internal viewing is highly recommended to fully appreciate the accommodation, location and potential this property has to offer.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are excellent schools for all ages within walking distance of the house, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the excellent 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, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Porch

With recently fitted composite panelled front door with obscure glazing, wi-fi controlled alarm system, and further door leading into the lounge.

### Lounge

18'7" x 12'4" (5.66m x 3.76m)

UPVC double glazed front facing window with fitted blinds, carpeted flooring, two ceiling lights, double radiator, understairs cupboard, front porch access, access to the kitchen and access to the stairs leading up to the two bedrooms and bathroom.

### Kitchen

12'4" x 8'1" (3.76m x 2.46m)

Fitted with shaker style wall, base and drawer units, tiled flooring, integrated cooker with concealed extractor fan, single radiator, stainless steel sink, obscure double glazed back door, two UPVC double glazed windows to the rear, fuse box, space and plumbing for washing machine, space for tumble dryer, integrated fridge freezer and dishwasher, concealed wall-mounted boiler with blue tooth Hive, fitted in 2024 and serviced annually.

### Landing

Access to the partially bordered loft, carpeted flooring, and access to the two bedrooms and bathroom.

### Bedroom One

10'3" x 12'5" (3.12m x 3.78m)

Double glazed window to the front elevation, carpet flooring, single radiator, ceiling light and fitted blinds.

### Bedroom Two

8'2" x 12'5" (2.49m x 3.78m )

Double glazed window with fitted blinds to the rear elevation, single radiator, carpet flooring, cupboard for storage, ceiling light and coving to the ceiling.

### Bathroom

Vinyl flooring, obscure window, bath with electric hand held shower over, glass splash screen and tiled splashback, pedestal wash-hand basin, single radiator, two mirrored cabinets, and low-flush WC.

### Outside

To the front on of the property you will find a driveway providing off-road parking for two cars with gravelled area to the side. To the rear of the property you will find a low maintenance private and enclosed garden with patio seating area with lawn beyond and fence boundaries.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. At the second mini island turn right onto Dovedale Avenue, fourth right onto Wharfedale Road, second right onto Langdale Drive and Bishopdale Close can be found as a turning on the left hand side.

9382JM

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 20 mbps Superfast - mbps

Ultrafast 1800 mbps

Phone Signal – O2, EE, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defences – No

Non-Standard Construction – No

Any Legal Restrictions – No

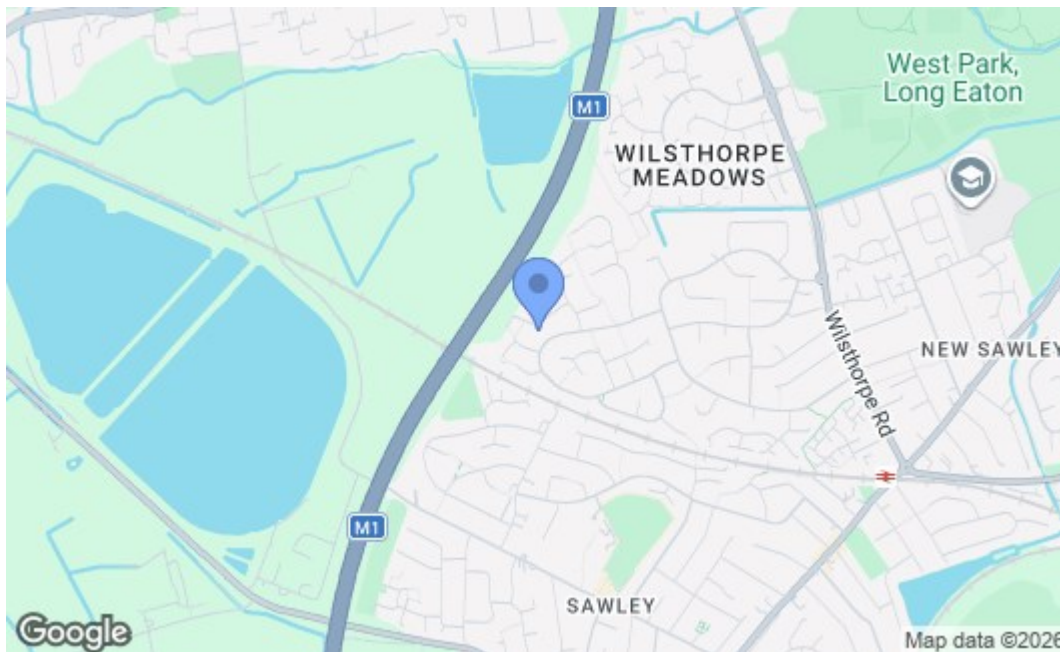
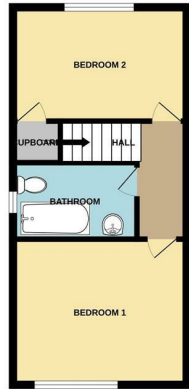
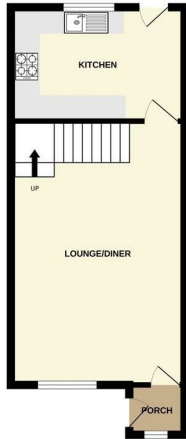
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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.