



Bishopdale Close,  
Long Eaton, Nottingham  
NG10 3PJ

**£230,000 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, conservatory 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.



## Living Room

18' x 12'5" (5.49m x 3.78m)

Laminate flooring, TV point, ceiling lights, "L" shaped stairs up to landing, double radiator, uPVC double glazed windows to the front, electric fire, cornice to the ceilings.

## Kitchen

12'5" x 8' (3.78m x 2.44m)

Recessed lighting, four ring gas hob, extractor fan over, built-in washing machine, freezer, dishwasher and wine cooler all built-in. Integrated oven and microwave, vinyl flooring, double radiator.

## Conservatory/Garden Room

TV point, tiled flooring, windows to side and rear, wall mounted lights.

## Landing

10'9" x 12'3" (3.28m x 3.73m)

Access to fully boarded loft, carpeted flooring, access to two bedrooms and bathroom, recessed lighting.

## Bedroom 1

12' x 10' (3.66m x 3.05m)

Coving, cornice to ceiling, ceiling light, double radiator, uPVC double glazed windows to the front elevation, freestanding wardrobes.

## Bedroom 2

12'5" x 8' (3.78m x 2.44m)

Carpeted flooring, ceiling light, double radiator, cupboard housing the boiler (installed 2019 and serviced annually), uPVC double glazing to rear elevation - currently used as an office.

## Bathroom

Tiled flooring, shower and bath with mixer tap, electric handheld shower with shower screen, low flush W/C, sink with mixer tap and cupboard below, towel radiator, uPVC obscured window to the side elevation.

## Garden

Low maintenance rear garden, lawn area, block paving with garden furniture, shared side access for bins, pebbled area. The front garden provides off-street parking for two cars and a well maintained lawn area. Quiet enclosed cul de sac.

## 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.

9432JM

## 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 22mbps Superfast 1mbps

Ultrafast 1800mbps

Phone Signal – Vodafone, O2, Three, EE

Sewage – Mains supply

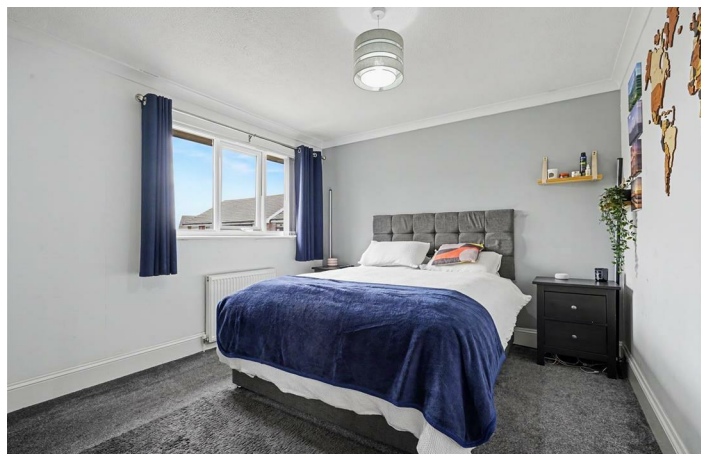
Flood Risk – No flooding in the past 5 years

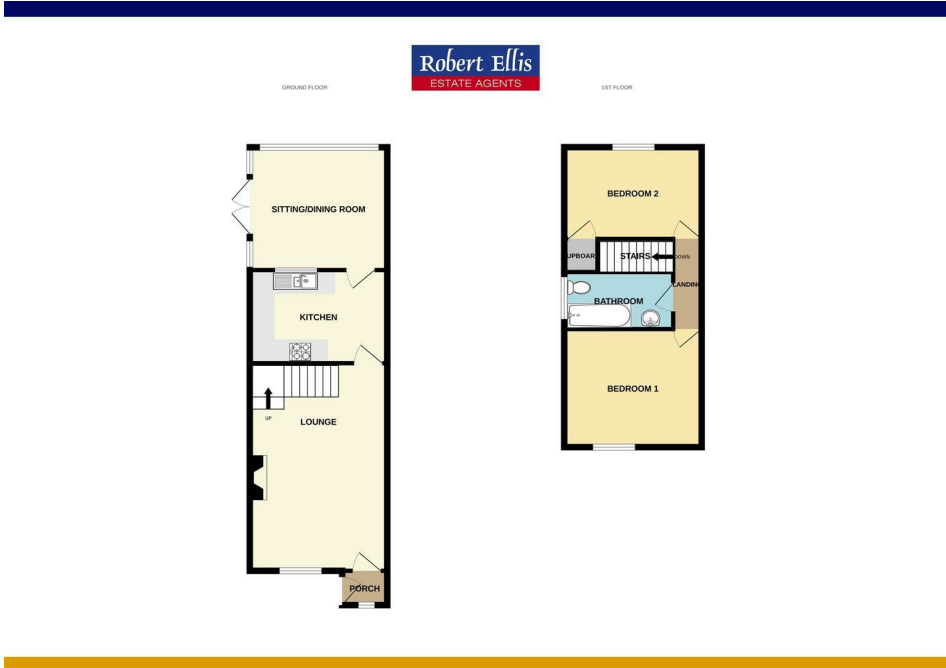
Flood Defenses – No

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                                                       |         |           |
| (55-68) D                                                       |         |           |
| (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 <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 |         |           |
| 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.