



Albert Road,
Long Eaton, Nottingham
NG10 1JZ

Price Guide £275-285,000

Freehold

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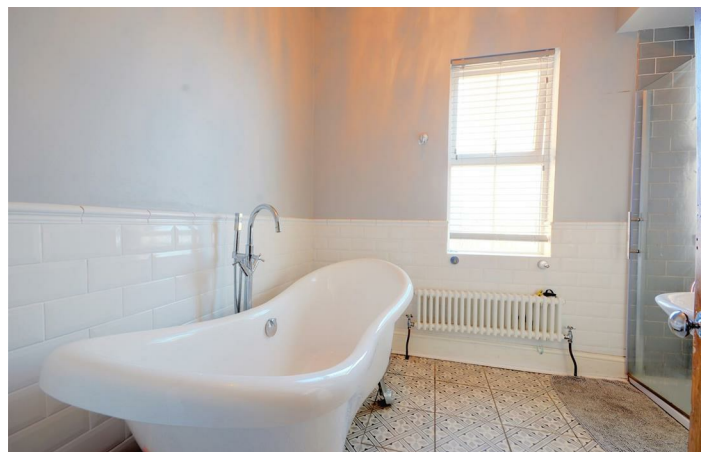


BEING SITUATED CLOSE TO THE HEART OF LONG EATON, THIS LARGE VICTORIAN SEMI DETACHED HOME PROVIDES SPACIOUS GROUND AND BEDROOM ACCOMMODATION WHICH HAS BEEN UPGRADED THROUGHOUT.

Being located on Albert Road, this traditional Victorian semi detached home provides larger accommodation than people will expect from just looking at the front so we strongly recommend they take a full inspection so they can see the size of the accommodation included and the privacy of the garden at the rear for themselves. Over recent years the property has been altered so there is an open plan arrangement with the rear reception room and kitchen, which has been re-fitted, and a ground floor shower room has also been installed which provides an additional facility for the property. The property is positioned close to the town centre and is therefore accessible to all the local shops and other amenities and facilities provided by Long Eaton.

The property stands back from the road with a small garden area at the front and there is a passageway to the left which provides access to the rear garden. The house is constructed of brick under a pitched tiled roof and the well proportioned accommodation included derives the benefits from having gas central heating and double glazing. In brief the house includes an enclosed porch, reception hall with Minton tiled flooring, a lounge with a bay window to the front and a dining/sitting room which leads through into the recently re-fitted breakfast kitchen which has extensive ranges of wall and base units. There is also a most useful ground floor shower room and to the first floor the landing leads to the four bedrooms and the bathroom which has a stand alone bath and a walk-in shower. The main gardens are at the rear and these are lawned with a patio at the bottom and are kept private by having fencing to the boundaries.

The property is within walking distance of the Asda, Tesco and Aldi stores as well as many other retail outlets found in the town centre, there are various local pubs and restaurants within easy reach as are healthcare and sports facilities which includes the well regarded Clifford Gym, schools for all ages are a short walk away and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and the Airport and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Enclosed porch having a UPVC door with two inset leaded opaque glazed panels to the front, Minton tiled flooring and a door with an inset glazed panel to:

Reception Hall

Having stairs with central carpet and runners leading to the first floor, Minton tiled flooring, cornice to the wall and ceiling, plaster archway, radiator and a pine panelled door leading to the lounge and a pine door with two inset glazed panelled doors to the dining/sitting room.

Lounge/Sitting Room

14'11" x 12'4" approx (4.55m x 3.76m approx)

Double glazed bay window with fitted blind to the front, feature open fireplace with a cast iron inset set in an Adam style surround with a marble hearth, radiator, cornice to the wall and ceiling and laminate flooring.

Dining/Sitting Room

13' x 12'7" approx (3.96m x 3.84m approx)

Double glazed window with a fitted blind to the rear, feature open fireplace with brick surround and hearth, central light rose, laminate flooring and radiator.

Shower Room

The newly created shower room has a walk-in shower with a mains flow shower system, tiling to three walls and a folding glazed door, low flush w.c. with a sink over which has a mixer tap, tiled flooring and recessed lighting to the ceiling.

Breakfast Kitchen

15'2" x 11' approx (4.62m x 3.35m approx)

The kitchen has been re-fitted over the past few years and opens into the dining/sitting room. The kitchen has white gloss handle-less units and wood grain work surfaces and includes a 1½ bowl sink with mixer tap and four ring hob set in a work surface which extends to three sides and has cupboard housing for both an automatic washing machine and dishwasher, drawers and an oven below, space for an upright fridge/freezer, work surface/breakfast bar, matching eye level wall cupboards and a hood over the cooking area, tiling to the walls by the work surface areas, double glazed windows with fitted blinds to the rear and side, tiled flooring and a half opaque double glazed door leading out to the side of the property with an opaque double glazed panel above.

First Floor Landing

The balustrade continues from the stairs onto the landing,

hatch with ladder leading to the loft, double built-in cupboard with a drawer beneath and original panelled doors to:

Bedroom 1

14' x 13' approx (4.27m x 3.96m approx)

Double glazed window to the rear and a radiator.

Bedroom 2

12'6" x 13'8" approx (3.81m x 4.17m approx)

Double glazed window to the front and a radiator.

Bedroom 3

9' x 6' approx (2.74m x 1.83m approx)

Double glazed window to the front, laminate flooring and a radiator.

Bedroom 4

11' to 7'6" x 8'2" to 3'9" approx (3.35m to 2.29m x 2.49m to 1.14m approx)

Double glazed window to the rear and a radiator.

Bathroom

The luxurious bathroom has a stand alone claw foot bath with a floor mounted mixer tap and hand held shower, pedestal wash hand basin with a mixer tap, large walk-in shower with a mains flow shower system having tiling to three walls and a pivot glazed door, low flush w.c., half tiled walls, tiled flooring, opaque double glazed window, radiator and an electric shaver point.

Outside

At the front of the property there is a pebbled area with a low level wall to the front and side boundaries and there is a slabbed path leading to the front door with a second path taking you to a gate which leads through a passageway to the rear.

At the rear of the house there are pebbled areas to the side and rear of the house which leads onto the lawned garden having a patio at the bottom of the garden with the garden being kept private by having fencing to the three boundaries.

Directions

Proceed out of Long Eaton along Tamworth Road and at the main traffic light junction turn right into Broad Street and right again into Albert Road where the property can be found as identified by our for sale board.

7558AMMP

Council Tax

Erewash Borough Council Band B



GROUND FLOOR

1ST FLOOR



ALBERT ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MetrePix 12/2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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