



Kirkdale Road,
Long Eaton, Nottingham
NG10 3HZ

£259,950 Freehold



A SUBERBLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY AND SUMMERHOUSE ON THE SOUGHT AFTER DALES ESTATE, BEING SOLD WITH NO UPWARD CHAIN

Robert Ellis are extremely pleased to bring to the market this THREE BEDROOM semi-detached property which is offered for sale with the benefit of NO UPWARD CHAIN, the property derives the benefit of modern conveniences such as GAS CENTRAL HEATING and newly upgraded double glazing. Downstairs, the property has Karndean flooring throughout apart from the carpeted lounge. The property is sure to tick boxes for first time buyers or families alike, with the space and finish on offer.

In brief the accommodation comprises of a spacious entrance hallway leading to the light and airy living room, with doors opening to the separate dining room and kitchen. To the first floor there are three good sized bedrooms and family bathroom. To the front elevation there is a driveway for at least two vehicles and a garden being laid to lawn. The rear garden is larger than average, fully enclosed with shrubs and trees, plants to borders and fencing to the boundaries. The garden also boasts a large insulated Summerhouse with power and lighting, which could be a perfect flexible space maybe for those that need an office space, a home gym or just for entertaining guests!

Located on the popular Dales Estate, Kirkdale Road is a pleasant residential street and you'll be within walking distance from local conveniences such as a doctors surgery, a pharmacy and a Tesco Express close by. You'll also be just a short walk to Dovedale Primary and Sawley Junior (both rated Good by Ofsted) as well as the excellent Sawley Infants & Nursery School. For older children, Long Eaton Secondary School is less than a mile away. Commuting is no issue with J25 of the M11, a50 and a52 all within easy reach giving access to Nottingham, Derby and other east midlands cities.



Entrance Hallway

5'5 x 11' approx (1.65m x 3.35m approx)

UPVC double glazed door to the front with inset obscure glass and window to the side, Karndean flooring, ceiling light, understairs cupboard, radiator and coving to the ceiling.

Lounge

11' x 13'2 approx (3.35m x 4.01m approx)

UPVC double glazed windows to the front, carpeted flooring, ceiling light, radiator, TV point and coving to the ceiling. Double doors to:

Dining Room

8' x 9'9 approx (2.44m x 2.97m approx)

UPVC double glazed French doors to the rear garden with windows either side, Karndean flooring, ceiling light, radiator and coving to the ceiling.

Kitchen

10'2 x 8'3 approx (3.10m x 2.51m approx)

UPVC double glazed door to the rear and UPVC double glazed window to the side, Karndean flooring, ceiling light, cream Shaker style wall and base units with grey brick splashback tile, integrated oven and gas hob with extractor hood over, integrated microwave and fridge freezer, space for a washing machine, inset stainless steel sink with built-in drainer, swan neck mixer tap and large understairs storage cupboard/pantry.

First Floor Landing

5'6 x 4'3 approx (1.68m x 1.30m approx)

UPVC double glazed window to the side, carpeted flooring ceiling light, coving to the ceiling and doors to:

Bedroom 1

10'6 x 11'2 approx (3.20m x 3.40m approx)

UPVC double glazed window to the rear, carpeted flooring, ceiling light, radiator, loft access hatch and coving to the ceiling.

Bedroom 2

8'3 x 12'5 approx (2.51m x 3.78m approx)

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

Bedroom 3

9'8 x 8'4 approx (2.95m x 2.54m approx)

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

Bathroom

8'5 x 5'5 approx (2.57m x 1.65m approx)

Obscure UPVC double glazed window to the rear, tiled flooring, ceiling light, extractor fan, low flush w.c., free standing sink, bath with mains hand held shower attachment and electric shower above, towel radiator.

Outside

To the front of the property there is off road parking for at least two vehicles with an attractive front lawn and shrub border.

To the rear there is a decked area which leads to the garden which is laid mainly to lawn, fully enclosed with fencing and access down the left hand side where there is a gate to the front.

Summerhouse

15' x 10'7 approx (4.57m x 3.23m approx)

Fully insulated with power and lighting, glazed double doors to the front and windows to either side. There is also a separate shed to the side.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left onto Wilsthorpe Road. After the second mini island turn first right into Blandford Avenue and Kirkdale Road can be found at the end.

7890AMJG

Council Tax

Erewash Borough Council Band B



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		71	
(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 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	

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.