



Wharfedale Road,  
Long Eaton, Nottingham  
NG10 3HG

**Price Guide £165-170,000**

**Freehold**



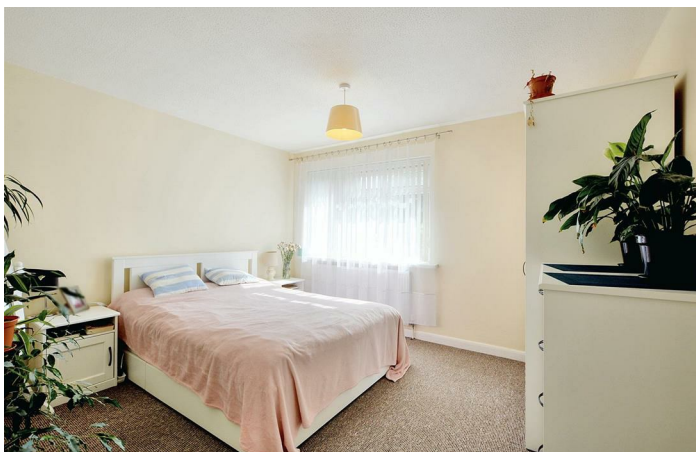


#### A TWO DOUBLE BEDROOM MID TERRACE PROPERTY IN A GREAT LOCATION WITH GARAGE

Robert Ellis are delighted to bring to the market a property which is ideal for a first time buyer or investor. Being located on the very popular Dales Estate, this two bedroom house is being sold with the benefit of no upward chain and as people will see when they view, it is well presented and ready to move into. The property is well positioned for easy access to the local convenience store on the Dales Estate and there is a bus stop close by with Long Eaton town centre only being a few minutes drive away where there are the main supermarkets and many other amenities and facilities. The property is light and airy and benefits from a rear garden and garage.

The property derives the benefit of GAS CENTRAL HEATING and DOUBLE GLAZING and briefly comprises entrance hall, lounge, dining kitchen and to the first floor there are two double bedrooms and a three piece bathroom. Outside there is a low maintenance garden to the front and private enclosed garden to the rear with a gate leading to the GARAGE.

The property is extremely well located for good access to a host of local amenities, offered by Long Eaton and the surrounding area, which include the Asda and Tesco superstores, along with numerous other retail outlets found along the high street. There are schools for all ages, healthcare and sports facilities including Trent Lock Golf Club and West Park Leisure Centre. There are excellent transport links including J25 of the M1, Long Eaton railway station, East Midlands Airport and the A52 to Nottingham and Derby.





### Porch

5'2 x 3'1 approx (1.57m x 0.94m approx)

UPVC double glazed door to the front with obscure inset glass, UPVC double glazed window to the side, laminate flooring, lights and ample space for coats and shoes, access to:

### Lounge

11'9 x 18' approx (3.58m x 5.49m approx)

UPVC double glazed window to the front, laminate flooring, stairs to the first floor, two ceiling lights, radiator and TV point.

### Kitchen Diner

11'9 x 8'5 approx (3.58m x 2.57m approx)

UPVC double glazed window and door to the rear, linoleum flooring, ceiling light, radiator, white Shaker style wall and base units with laminate work surface over, inset ceramic sink and drainer with a swan neck mixer tap, space for a washing machine, space for a standing fridge freezer, built-in oven, four ring gas hob with a splashback and extractor over.

### First Floor Landing

7' x 8'1 approx (2.13m x 2.46m approx)

Carpeted flooring, ceiling light, access to the loft via a loft hatch and doors to:

### Bedroom 1

11'9 x 10'6 approx (3.58m x 3.20m approx)

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

### Bedroom 2

12' x 8'6 approx (3.66m x 2.59m approx)

UPVC double glazed window to the rear, carpeted flooring, ceiling light, radiator and built-in cupboard.

### Bathroom

7'8 x 4'6 approx (2.34m x 1.37m approx)

Tiled flooring, ceiling light, extractor fan, bath with mains fed shower over, pedestal wash hand basin with vanity cupboard under, low flush w.c., chrome towel radiator.

### Outside

To the front of the property there is a slabbed area with shrubs. To the rear the garden has been designed for low maintenance and has a slabbed patio, lawn, border to the left with established plants and fencing to the boundaries.

### Garage

The garage is found in a separate block which can be accessed off Peakdale Close.

### Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn left into Wilsthorpe Road., At the second mini island turn right onto Dovedale Avenue, fourth right onto Wharfedale Road and the property can be found on the left hand side.

8054AMJG

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Information not available

Phone Signal – O2, EE, Three, Vodafone

Sewage – Mains supply

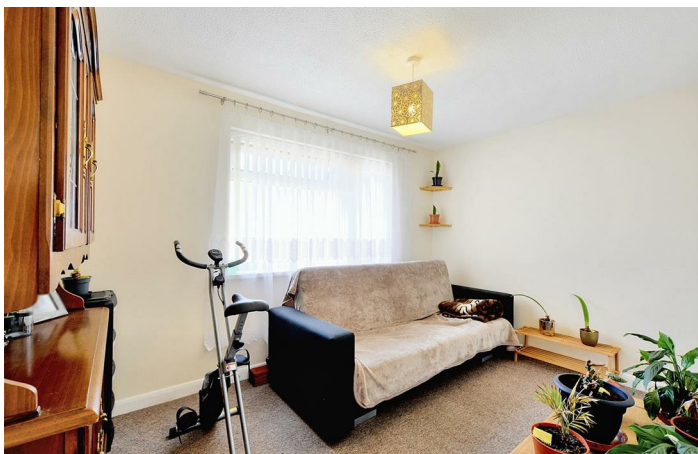
Flood Risk – No flooding in the past 5 years

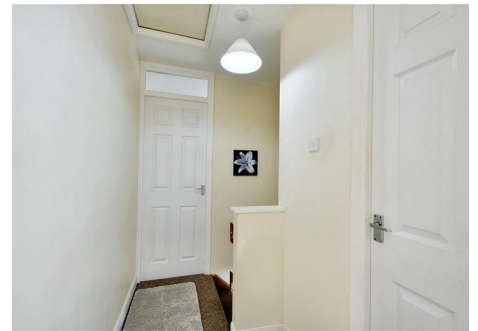
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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			
<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.