



Albert Road,
Breaston, Derbyshire
DE72 3DL

£295,000 Freehold



A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE POSITIONED ON A GENEROUS CORNER PLOT WITH A LARGE DETACHED BRICK GARAGE AT THE REAR.

Being located in this established area on the outskirts of Breaston, this traditional three bedroom house has the added advantage of being situated on a corner plot which provides good size lawned gardens to three sides and there is also a large detached garage positioned at the rear of the house which makes an ideal workshop/garage or outside storage space. For the size of the accommodation, gardens and garage to be appreciated, we recommend that interested parties do take a full inspection so they can see all that included in this semi detached property for themselves. The property is also being sold with the benefit of NO UPWARD CHAIN which means it is ready for immediate occupation and being positioned within a few minutes walk of Breaston village centre, is close to local amenities and facilities, as well as those offered in nearby Long Eaton.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having gas central heating and double glazing. In brief the house includes a reception hall, lounge, fitted kitchen with an adjoining dining area and there is a further ground floor room which could be used as a fourth bedroom, office, sitting room or something similar and there is also a ground floor w.c. To the first floor the landing leads to the three bedrooms, the bathroom which has an electric shower over the bath and a separate w.c. Outside there are the lawned gardens at the front, side and rear of the house with a concrete driveway in front of the large detached garage which is positioned at the rear.

Breaston village provides a number of local shops, schools for younger children with many shopping facilities and schools for older children being found in Long Eaton, there are three pubs in the village, a Bistro restaurant and several coffee eateries, healthcare and sports facilities which includes several local golf courses, walks in the surrounding picturesque countryside and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Derby and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Open porch leading through a UPVC front door with an inset stained glass leaded panel to:

Reception Hall

Stairs with balustrade and cupboard under leading to the first floor, radiator and double glazed window to the front.

Lounge

12'7" x 11'2" approx (3.84m x 3.40m approx)

Double glazed window to the rear, radiator and cornice to the wall and ceiling.

Kitchen

11'3" to 9'4" x 10' approx (3.43m to 2.84m x 3.05m approx)

The kitchen is fitted with cream gloss units having brushed stainless steel fittings and includes a 1½ bowl stainless steel sink with a mixer tap and a four ring hob set in a work surface which extends to two sides and has cupboards, drawers, oven and space for an automatic washing machine below, matching eye level wall cupboards, hood to the cooking area, tiling to the walls by the work surface areas, tiled flooring which extends into the dining room, double glazed window to the side, door to the room at the side, built-in storage cupboard and an understairs cupboard which houses the Baxi wall mounted boiler, there is an opaque double glazed window and tiled flooring.

Dining Room

9'8" x 8'7" approx (2.95m x 2.62m approx)

Double glazed window to the rear, radiator, tiled flooring and a built-in shelved cupboard.

Possible Bedroom/Office/Sitting Room

23'2" to 17' x 7'8" max approx (7.06m to 5.18m x 2.34m max approx)

Double glazed windows to the front and side, half double glazed door leading out to the rear and a radiator.

Ground Floor w.c.

Having a low flush w.c. and a pedestal wash hand basin with tiled splashback and glazed shelf over, opaque double glazed window, tiled flooring and a wall mounted fan heater.

First Floor Landing

Two double glazed windows to the front, the balustrade continues from the stairs onto the landing and there is a built-in cupboard with shelving.

Bedroom 1

13' x 11'1" approx (3.96m x 3.38m approx)

Double glazed window to the rear, radiator, cornice to the wall and ceiling and a built-in wardrobe.

Bedroom 2

13' to 10'3" x 11'2" approx (3.96m to 3.12m x 3.40m approx)

Double glazed window to the rear, radiator, picture rail to the walls and a built-in wardrobe.

Bedroom 3

8'7" x 7'7" approx (2.62m x 2.31m approx)

Double glazed window to the front, built-in wardrobe and a radiator.

Bathroom

The bathroom is fully tiled and has a white suite including a panelled bath with a Triton electric shower over, pedestal wash hand basin, radiator, mirror to one wall, tiled flooring, opaque double glazed window and an extractor fan.

Separate w.c.

Having a white low flush w.c., half tiled walls and tiled flooring, opaque double glazed window and a radiator.

Garage

25' x 17'2" approx (7.62m x 5.23m approx)

The brick built garage has an electric up and over door at the front, half glazed door and window to the side and power and lighting is provided in the garage.

Outside

There are lawned gardens which extend from the front of the house to the left hand side and at the rear where there is also a concrete patio area and a driveway in front of the garage with double gates leading out to the road running along the side of the house. The garden is kept private by having fencing to the boundaries and a gate provides access to Albert Road as well as the double gates from the drive to Hills Road, there are external power points, a tap and outside lighting provided.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island continue straight over and into Breaston. Follow the road for some distance continuing towards Draycott, turn right into Hills Road and first left into Albert Road where the property can be found on the corner as identified by our 'for sale' board.

8091AMMP

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

Broadband Speed - Standard 15mbps Superfast 80mbps Ultrafast 1000mbps

Phone Signal – EE, O2, Vodafone, Three

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

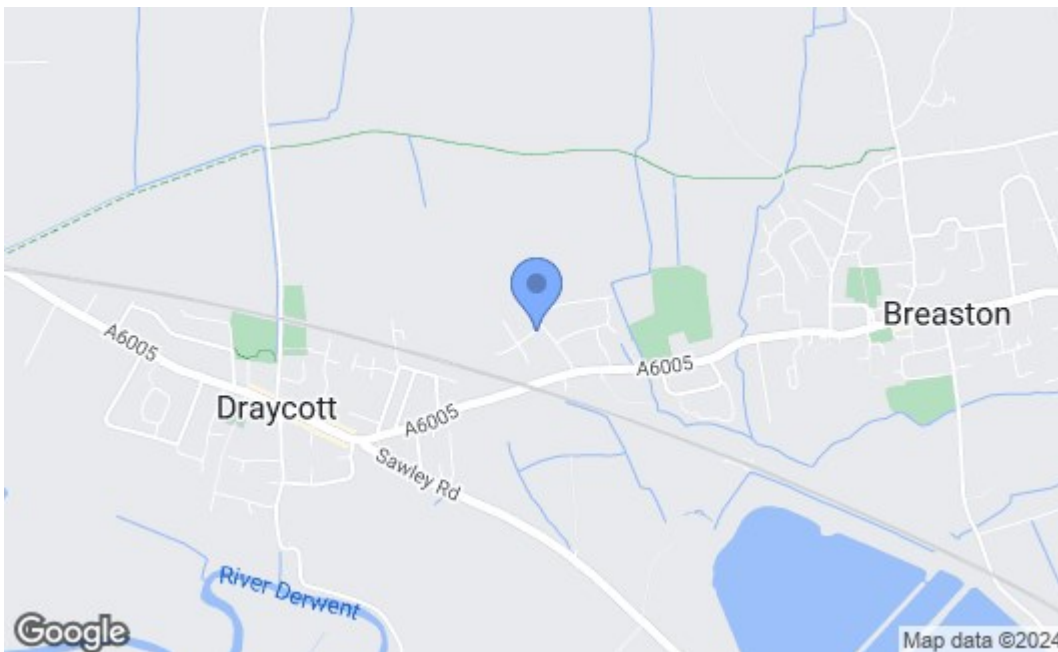
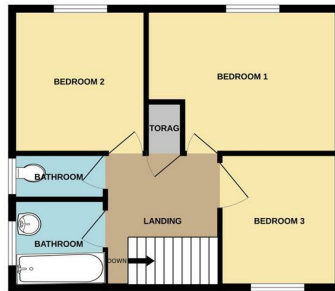
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		70	
(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.