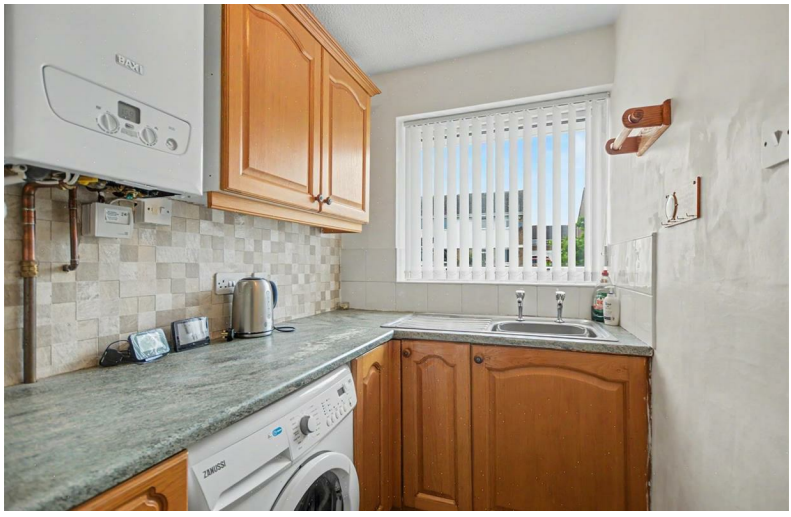
Robert Ellis

*look no further...*







Wharfedale Road,
Long Eaton, Nottingham
NG10 3HG

**£199,995 Freehold**

0115 946 1818

/robertellisestateagent @robertellisea

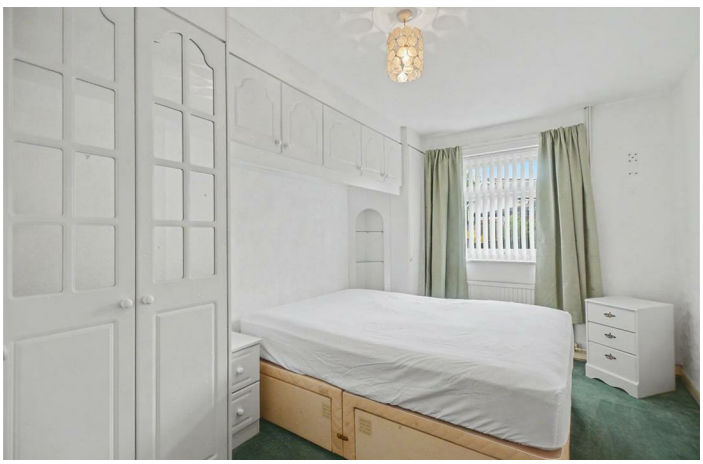


THIS TWO BEDROOM SEMI DETACHED BUNGALOW BEING OFFERED TO THE MARKET WITH NO UPWARD CHAIN.

Being located on the very popular Dales Estate, this two bedroom bungalow is being sold with the benefit of NO UPWARD CHAIN. The property is well positioned for easy access to the Londis 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 constructed of brick to the external elevation under a pitched tiled roof and the well proportioned accommodation derives all the benefits of gas central heating, from a combination boiler, and from being double glazed. In brief the accommodation includes a reception hall leading to the lounge/diner and off the lounge is the kitchen which has wall and base units and spaces for appliances. There are two bedrooms, the main bedroom having ranges of fitted wardrobes and the shower room and outside there is a pebbled garden at the front with a drive running down the right hand side to a car port and at the rear there is an enclosed private garden.

As previously mentioned the property is very close to the local store on the Dales Estate with Asda, Tesco, Lidl and Aldi stores being found in nearby Long Eaton where there are many other retail outlets , there are 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, Long Eaton station which is just a few minutes walk away and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





Entrance Hall
UPVC panel and double glazed door to the side, radiator, glazed door to the lounge/diner, shelved storage cupboard, electric consumer unit and loft access hatch.

Lounge/Diner
10'4" x 15'10" approx (3.16m x 4.84m approx)
UPVC double glazed window to the front, coving, radiator, wall mounted gas fire, sliding door to:

Kitchen
5'0" x 7'11" approx (1.54m x 2.43m approx)
UPVC double glazed window to the front, range of wall, base and drawer units with laminate work surfaces over, tiled splashbacks, stainless steel sink and drainer, space for a gas cooker, plumbing and space for an automatic washing machine, space for an under counter fridge, wall mounted Baxi combination boiler.

Bedroom 1
8'9" x 13'2" approx (2.68m x 4.03m approx)
UPVC double glazed window to the rear, radiator, fitted bedroom furniture with wardrobes and storage over, bedside cabinets.

Bedroom 2
6'10" x 9'4" approx (2.1m x 2.87m approx)
UPVC door with obscure light panels and light panel to the side, radiator.

Shower Room
6'2" x 4'11" approx (1.89m x 1.51m approx)
Obscure UPVC double glazed window to the side, vanity wash hand basin with chrome mixer tap, low flush w.c., quadrant shower cubicle with a Mira Jump electric shower and aqua boarding, vinyl flooring, radiator.

Outside
To the front there is a pebbled area, driveway leading to a covered car port, external lighting and water tap.

To the rear there is a paved patio seating area, lawned garden with pebbles to the borders, fencing to the boundaries. Timber storage shed and wooden gated access to the front.

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 and fourth right onto Wharfedale Road where the property can be found as identified by our for sale board.
9315MH

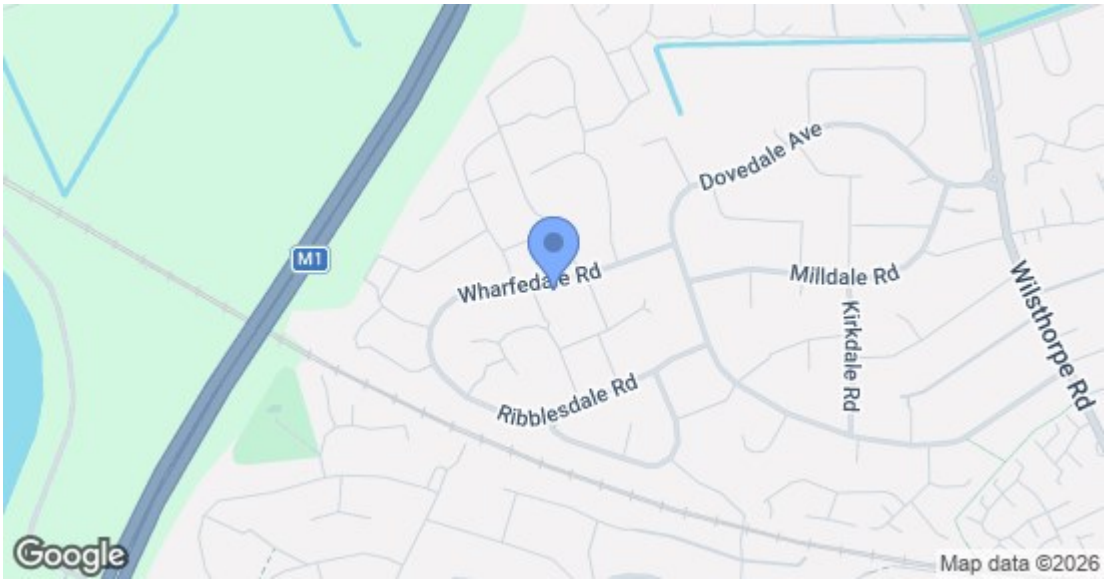
Council Tax
Erewash Borough Council Band B

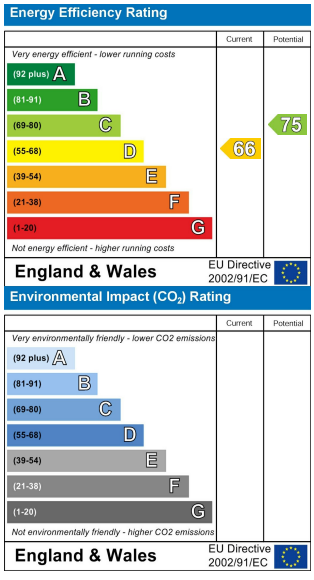
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 4mbps Superfast 46mbps Ultrafast 1000mbps
Phone Signal – Vodafone, 02, Three, EE
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No








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.

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