Robert Ellis

look no further...

York Road,
Long Eaton, Nottingham
NG10 4NJ

£210,000 Freehold

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A SPACIOUS TWO DOUBLE BEDROOM SEMI-DETACHED HOME WITH EXCITING POTENTIAL – NO UPWARD CHAIN AND READY TO MAKE YOUR OWN

Offered for sale with no upward chain, this traditional two double bedroom semi-detached home occupies a popular position on York Road, Long Eaton, providing an excellent opportunity for first-time buyers, downsizers and investors alike. Offering generous accommodation throughout and the perfect blank canvas for a new owner to add their own style and personality, this well-proportioned property combines traditional charm with practical modern benefits including gas central heating and double glazing. With spacious reception rooms, two generous double bedrooms and an attractive low-maintenance rear garden, this home presents an exciting opportunity to create a wonderful residence in a convenient and well-connected location. Whether you are taking your first step onto the property ladder, looking to downsize without compromising on space or seeking an investment opportunity, this property offers excellent potential and must be viewed to fully appreciate everything it has to offer.

The accommodation is entered via a welcoming entrance hallway providing access to the two reception rooms. To the front of the property is a bright lounge featuring an attractive box bay window, allowing natural light to flood the room and creating a comfortable reception space. A separate dining room provides an ideal setting for family meals and entertaining, while the fitted kitchen is positioned to the rear, offering a practical layout. From this, there is a seperate utility room with direct access to the garden. To the first floor, the landing leads to two generous double bedrooms and a family bathroom. Both bedrooms benefit from having in-built wardrobes and the master having a shower room. Outside, the enclosed rear garden has been thoughtfully designed for ease of maintenance, featuring a paved patio ideal for outdoor seating and al fresco dining, alongside established shrub, rose and tree borders which provide colour and maturity throughout the seasons. A secure gate to the left-hand side offers convenient pedestrian access, completing this attractive outdoor space.

York Road is ideally situated within Long Eaton, a popular and well-established town offering a wide range of local amenities, excellent transport links and everyday conveniences. The property is within easy reach of shops, supermarkets, cafés, schools and leisure facilities, while the nearby towns of Beeston, Stapleford and Nottingham provide further shopping and entertainment options. For commuters, the location is particularly convenient with easy access to the A52, M1 and surrounding road networks, providing excellent links to Nottingham, Derby and the wider East Midlands. With nearby train stations, regular transport connections and a variety of green spaces and walking routes close by, this property offers a fantastic opportunity to secure a spacious traditional home in a highly accessible location. Early viewing is highly recommended to appreciate the potential and versatility this home has to offer

Entrance Hall
UPVC double glazed side door with inset glazed panel and window above, UPVC double glazed window to the side, carpeted flooring, radiator, ceiling light, coving, understairs cupboard and doors to:

Lounge
12'4 x 14'6 approx (3.76m x 4.42m approx)
UPVC double glazed box bay window to the front, carpeted flooring, radiator, three wall lights, coving, Adam style fireplace with tiled surround and hearth, TV point.

Dining Room
11'8 x 12'3 approx (3.56m x 3.73m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, picture rail, coving, TV and telephone points, Adam style surround with tiled slate hearth and two wall lights. Door to:

Kitchen
9'4 x 7'2 approx (2.84m x 2.18m approx)
UPVC double glazed window to the side, laminate flooring, ceiling light, wood panelled ceiling, open to the utility and a wall mounted boiler. The kitchen consists of white wall, drawer and base units to two walls with laminate roll edged work surface over and white tiled splashback, inset stainless steel 1½ bowl sink and drainer with swan neck mixer tap, integral microwave and four ring gas burner.

Utility Room
9' x 7'2 approx (2.74m x 2.18m approx)
UPVC panel and double glazed door to the rear, circular window to the side, UPVC double glazed to the rear garden, laminate flooring, ceiling light, coving, base units with work surface over and splashback, sink and spaces for a washing machine and tumble dryer and space for a free standing fridge freezer.

First Floor Landing
Carpeted flooring, radiator, two ceiling lights and doors to:

Bedroom 1
12'3 x 11'8 plus wardrobes approx (3.73m x 3.56m plus wardrobes approx)
UPVC double glazed window to the front, radiator, carpeted flooring, ceiling light, coving, built-in fitted wardrobes along one wall with rails and shelving, telephone point, open bam style door to:

Shower Room
3'4 x 3'2 approx (1.02m x 0.97m approx)
Obscure UPVC double glazed window to the side, tiled flooring and walls, ceiling light, loft access hatch, extractor fan, enclosed large walk-in shower with mains fed shower and aqua boarding.

Bedroom 2
9'7 x 9'3 approx (2.92m x 2.82m approx)
UPVC double glazed window to the rear, carpeted flooring, radiator, ceiling light, built-in mirror wardrobes, coving.

Bathroom
9'8 x 7'5 approx (2.95m x 2.26m approx)
Obscure UPVC double glazed window to the rear, vinyl tiled flooring, ceiling light, Jack and Jill sink unit with tiled spalshbacks with surface and mirrors, low flush w.c., panelled bath with hand held shower.

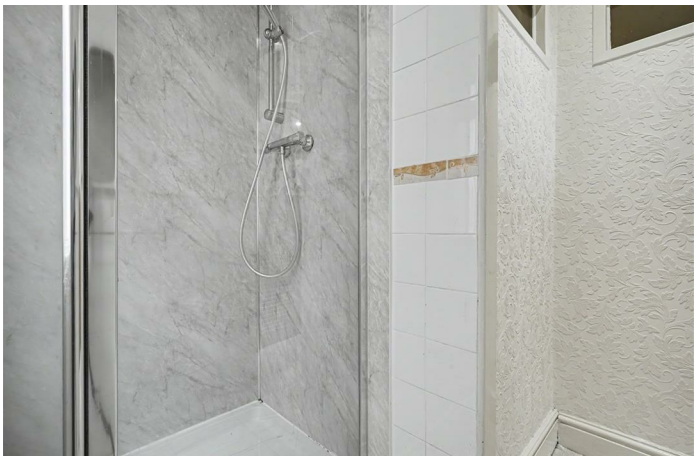
Outside
The property is set back from the road behind a small brick wall with a block paved path leading to the side entrance door.

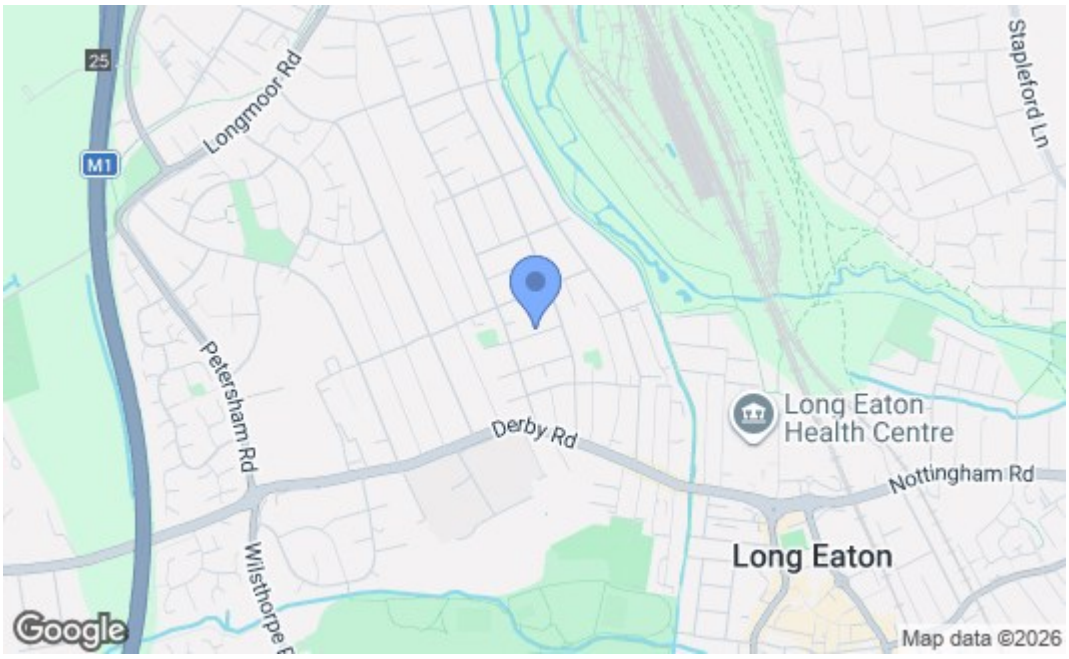
To the rear there is an enclosed garden with a patio area, established trees and shrubs, access down the left to the front through a gate.

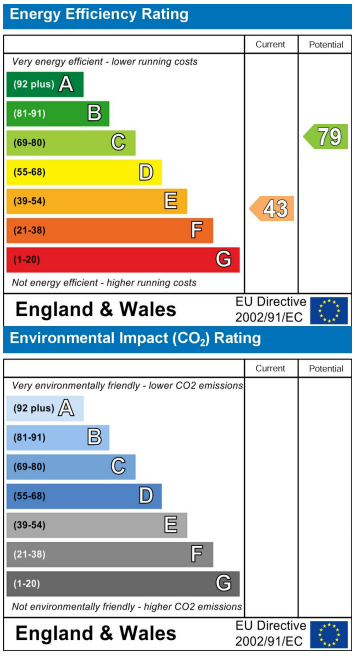
Directions
Proceed out of Long Eaton along Derby Road and turn left into Wellington Street and York Road can be found as a turning on the right hand side with the property on the right.
9450JG

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 - Standard 15mbps Superfast 68mbps Ultrafast 1800mbps
Phone Signal – EE, 02, 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







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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