Robert Ellis

look no further...







Co-Operative Street,
Long Eaton, Nottingham
NG10 1FP

£175,000 Freehold

0115 946 1818

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A SPACIOUS PROPERTY THAT WOULD APPEAL TO EITHER FIRST TIME BUYERS OR INVESTORS.

Robert Ellis are delighted to offer to the market a fantastic opportunity for a first time buyer or investor to purchase this two bedroom semi detached home on Co Operative Street which is positioned just off Oakleys Road and gives great access to the town centre in addition to a range of local shops and amenities.

This property has two good sized reception rooms and the kitchen is modern fitted with integral appliances and door access to the rear. The two bedrooms are both double in size and the bathroom has a three piece white suite. The garden to the rear is fully enclosed and has a store and brick built outbuilding.

The property is found within easy access to Asda, Tesco, Aldi and Lidl stores along with numerous other retail outlets found in Long Eaton, there are schools for all ages, healthcare and sports facilities and the excellent transport links include J25 of the M1, stations at Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 to Nottingham, Derby and other East Midlands towns and cities.





Living Room
11'11" x 11'6" approx (3.64m x 3.52m approx)
UPVC panelled front door with decorative half moon light panel within, obscure double glazed light panel above, UPVC double glazed window to the front, dado rail, coving, ceiling rose, radiator, fireplace with wall mounted pebble effect electric fire, door to:

Inner Hall
With stairs to the first floor and door to:

Dining Room
11'11" x 12'11" approx (3.65m x 3.95m approx)
UPVC double glazed window to the rear, coving, dado rail, radiator, wall mounted electric heater, understairs storage cupboard housing the consumer unit, having shelving and a light. Door to:

Kitchen
6'10" x 8'9" to 10'1" max approx (2.09m x 2.69m to 3.09m max approx)
UPVC double glazed window to the side, UPVC panel and double glazed door to the rear garden, high gloss wall, base and drawer units with laminate work surface over, tiled splashback, integrated single electric oven, four ring stainless steel gas hob, stainless steel extractor over, stainless steel sink and drainer with chrome mixer tap, space for an under-counter fridge and freezer, plumbing and space for a washing machine, wall mounted central heating boiler, radiator, grey wood effect vinyl flooring.

First Floor Landing
Access hatch to the loft with a pull down ladder and doors to:

Bedroom 1
11'5" x 11'10" approx (3.5m x 3.63m approx)
UPVC double glazed window to the front, radiator, original cast iron fireplace, storage cupboard with a light.

Bedroom 2
9'0" x 9'10" approx (2.76m x 3.02m approx)
UPVC double glazed window to the rear, radiator and original cast iron fireplace.

Bathroom
6'11" x 9'0" approx (2.12m x 2.75m approx)
Three piece white suite comprising of a low flush w.c., pedestal wash hand basin, bath with mains fed shower and screen, majority tiled splashbacks, chrome heated towel rail, obscure UPVC double glazed window to the rear, wall mounted extractor, vinyl flooring and airing/storage cupboard with shelves.

Outside
To the rear there is a paved and concrete hardstanding patio seating area, lawned garden, brick outbuilding, brick wall and fencing to the boundary, external light and tap, gated access to the front.

Outside w.c./Store
Having a low flush w.c., timber door with obscure glazed panel, power and light.

Outbuilding
Brick construction and having a slate roof.

Directions
Proceed out of Long Eaton along Waverley Street and at the traffic island turn right into Oakleys Road, turn second left into Co-Operative Street and the property can be found on the
9589MH

Agents Notes
There are AI generated photos on this property.

Council Tax
Erewash Borough Council Band A

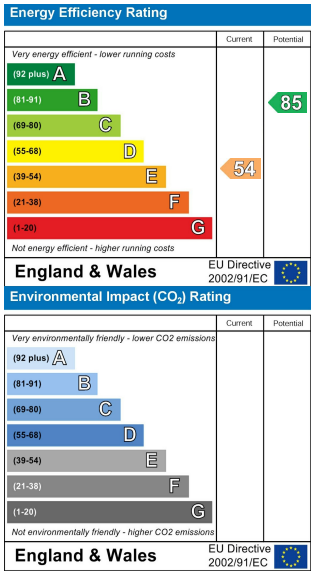
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 14mbps Superfast 80mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EE, Vodafone
Sewage – Mains supply
Flood Risk – No flooding 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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