Robert Ellis

*look no further...*







Bridge Street,
Long Eaton, Nottingham
NG10 4QS

**£145,000 Freehold**

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THIS IS A TWO BEDROOM SEMI DETACHED HOUSE OFFERING SPACIOUS ACCOMMODATION WHICH IS WITHIN WALKING DISTANCE OF THE TOWN CENTRE.

Centrally located in Long Eaton on Bridge Street, this lovely house offers a delightful blend of modern living and convenience. Spanning an impressive 818 square feet, the property is well presented throughout, making it an ideal choice for those seeking a move-in ready home.

As you step inside, you will be greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The modern kitchen is a great feature, equipped with contemporary fittings that cater to both functionality and style. The adjoining bathroom has also been tastefully updated, ensuring a comfortable and stylish experience.

The property boasts two well-proportioned bedrooms, perfect for a small family or those looking for a guest room or home office. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere.

Being chain-free, this home offers a smooth transition for prospective buyers, allowing for a quicker move-in process. Its central location in Long Eaton means you will have easy access to local amenities, shops, and transport links, making it a practical choice for everyday living.

In summary, this well-presented house on Bridge Street is a fantastic opportunity for anyone looking to settle in a vibrant community. With its modern features and convenient location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely property your new home.

The property is within only a few minutes walk of the town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, schools for all ages are within easy walking distance and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Living Room
12'7" x 11'2" approx (3.84m x 3.41m approx)
Entrance door with a single glazed obscure light panel above, UPVC double glazed window to the front, coving, ceiling rose, radiator, grey wood effect laminate flooring, door to:

Inner Hallway
Stairs to the first floor and door opening into:

Dining Room
12'5" x 11'8" approx (3.8m x 3.58m approx)
UPVC double glazed window to the rear, radiator, continuation of the grey wood effect laminate flooring, door to the understairs storage cupboard with shelves, timber framed single glazed window to the side, light and power and housing the electric consumer unit.

Kitchen
9'1" x 7'4" approx (2.77m x 2.26m approx)
UPVC double glazed window to the side, UPVC panel and double glazed door to the rear, Shaker style wall, base and drawer units with wood effect laminate work surface over with tiled splashback, ceramic 1½ bowl sink and drainer with chrome mixer tap, plumbing and space for a washing machine, space for a free standing gas cooker, space for a tall fridge freezer, radiator and vinyl flooring.

First Floor Landing
With doors providing access to the bedrooms and bathroom.

Bedroom 1
11'2" x 12'7" approx (3.41m x 3.85m approx)
UPVC double glazed window to the front, radiator, storage cupboard with shelves.

Bedroom 2
9'1" x 8'8" approx (2.78m x 2.65m approx)
UPVC double glazed window to the rear, radiator, storage cupboard with shelving and housing the central heating boiler.

Bathroom
9'7" x 7'4" approx (2.94m x 2.26m approx)
Obscure UPVC double glazed window to the side, three piece white suite comprising of a low flush w.c., vanity wash hand basin with chrome mixer tap, P shaped bath with glass shower screen and Triton Seville electric shower over, majority tiled splashback, radiator and vinyl flooring.

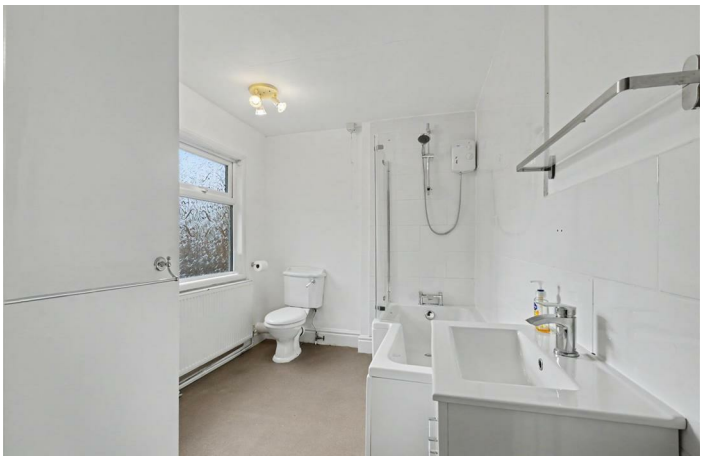
Outside
There is a low maintenance courtyard garden to the rear which is block paved and has bushes, metal storage shed, brick wall to the boundary and gate providing access to the front, external light and tap.

Directions
Proceed out of Long Eaton along Derby Road and Bridge Street can be found as a turning on the left hand side.
9626MH

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 17mbps Superfast 80mbps 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







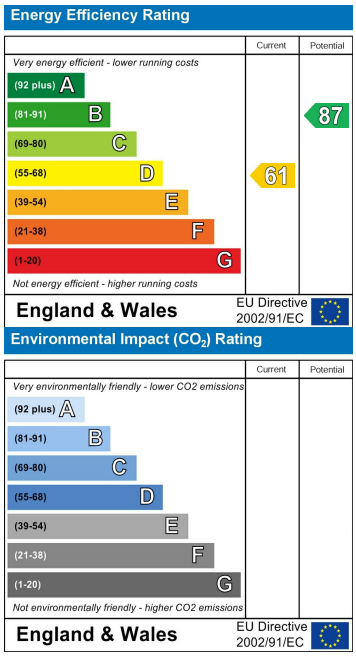













These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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