

HARTLEYS &

TIM CATHERALL *homes*

103a High Road, Beeston, Nottingham, NG9 2LH

T: 0115 943 1166 M: 07590 982 992 E: tim@timcatherall.co.uk



10 Co-operative Street, Long Eaton, Nottingham, NG10 1FP



- ✓ Stylish end terrace home
- ✓ 2 bedrooms
- ✓ 2 reception rooms
- ✓ Kitchen & utility lobby
- ✓ Downstairs toilet
- ✓ Modern 4 piece bathroom
- ✓ UPVC double glazing
- ✓ Paved rear garden
- ✓ Shed & storage canopy

Offers are invited at £112,000 for this home

This is a well presented and impressive traditional end terrace home, located in a cul de sac near the centre of Long Eaton. This home offers spacious accommodation. The modern presentation is to a tasteful standard and has been well maintained throughout.

Hartleys & Tim Catherall Homes are pleased to offer for sale this desirable home, which must be viewed. The accommodation comprises entrance hall, two versatile reception rooms, with the lounge currently being used on the front and dining room to the rear. Access is gained from the rear reception room into the kitchen, with range of cabinets and built in oven and hob. There is further access to a utility rear lobby and downstairs toilet. To the first floor, there are two bedrooms, with the master room having built in wardrobes. The stylish modern bathroom has a white four piece suite.

- In addition, this home has gas central heating with a modern combination boiler and UPVC double glazing. Outside, there is a low maintenance paved garden, ideal for relaxing and socialising. There is also a shed and useful canopied storage area.

This property is an excellent choice for first time buyers, investors as well as professional buyers looking for a home, which is conveniently located in Long Eaton.

The facilities and amenities around Long Eaton and town centre are close by. Good public transport links with both a regular bus and train service to Beeston, Nottingham and Derby as well as easy access to the A52 and M1.

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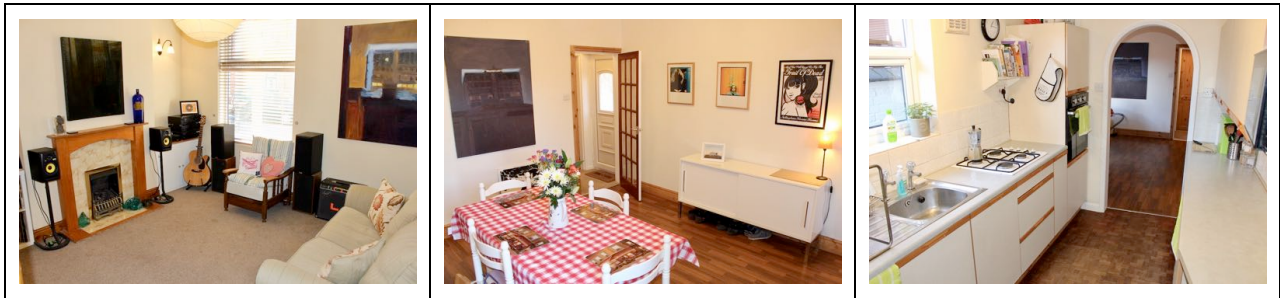
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Key feature photographs of this home =

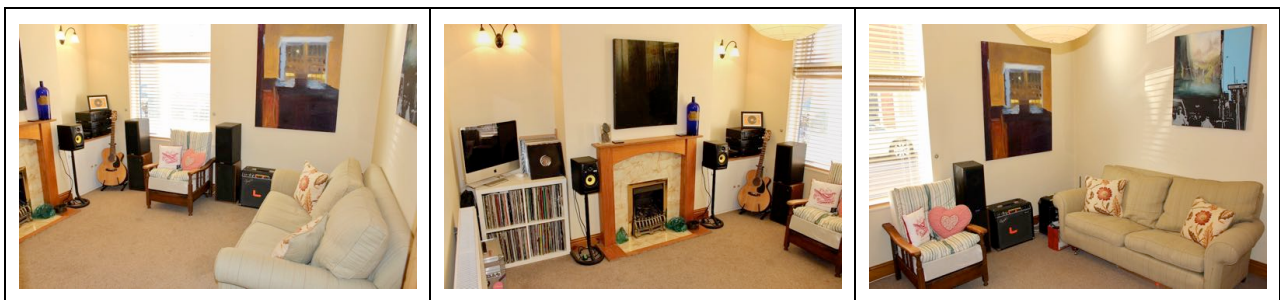


The accommodation of this home comprises =

Entrance hall =

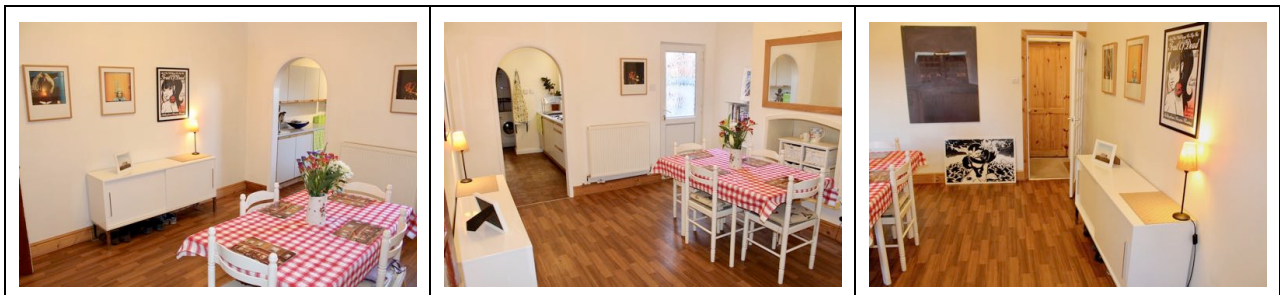
UPVC double glazed doors open into the entrance hall where there are stairs rising to the first floor accommodation. There are doors, which offer access through into the front lounge and rear dining room.

Lounge = 12'3" X 11'5" = 3.73m X 3.48m



UPVC double glazed window to the front aspect. Light wood coloured fireplace surround with marble effect hearth and back along with an inset open coal effect gas fire. TV aerial point. Double radiator. Coving to the ceiling. Ceiling rose. Wall and ceiling lighting.

Dining room = 12'9" X 12'1" = 3.88m X 3.68m



UPVC double glazed back door to the rear aspect. Display fireplace alcove. Useful under stairs storage cupboard. Double radiator. There is an archway leading through into the kitchen.

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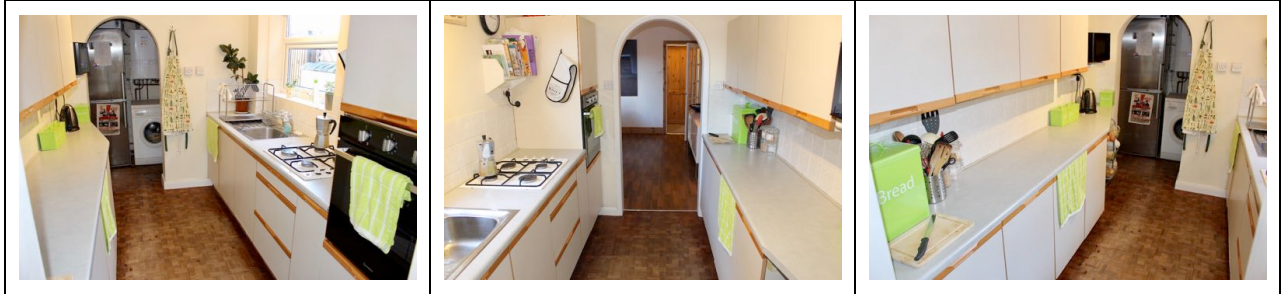
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Kitchen = **9'11" X 7'0"** = **3.02m X 2.13m**



Fitted kitchen with selection of wall and floor mounted cabinets with light coloured worktops. Integrated gas hob and electric fan assisted oven. Complementary wall tiling. Stainless steel sink and drainer unit. UPVC double glazed window to the side aspect. Archway leads through into the utility lobby. , where there are spaces for a fridge freezer and washing machine. Wall mounted modern combination boiler. There is a door, which offers access through into the rear lobby.

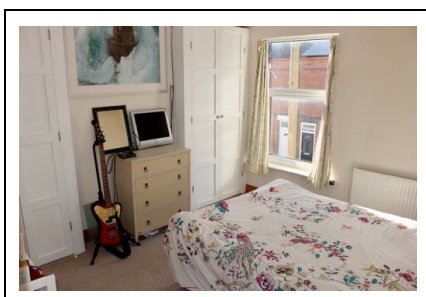
Rear utility lobby & toilet =

Versatile lobby, where there are spaces for a fridge freezer and washing machine. Wall mounted modern combination boiler. There is a door, which offers access through into the toilet. The toilet has a UPVC double glazed window to the side aspect.

First floor landing =

UPVC double glazed window to the side aspect. Radiator. There are doors leading to the bedrooms and bathroom. Loft access hatch.

Bedroom 1 = **11'1" X 11'1"** = **3.37m X 3.37m**



Master bedroom with UPVC double glazed window to the front aspect. Stylish fitted wardrobes in chimney breast alcoves. Radiator.

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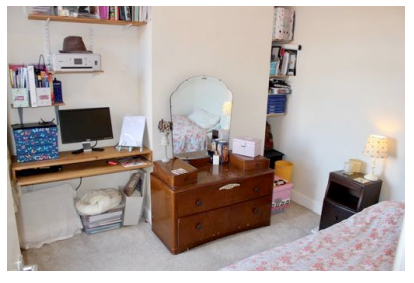
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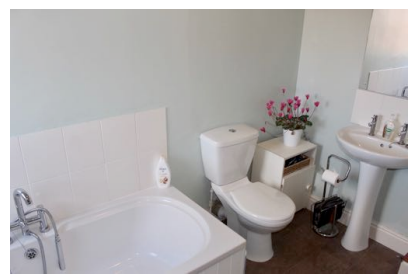
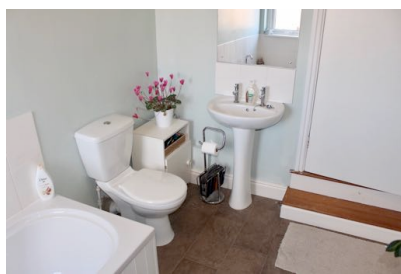
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Bedroom 2 = **9'7" X 9'0"** = **2.92m X 2.74m**



UPVC double glazed window to the rear aspect. Radiator.

Bathroom = **10'0" X 7'0"** = **3.04m X 2.13m**



UPVC double glazed window to the rear aspect. Modern bathroom with white four piece suite. Panelled bath with chrome shower mixer taps, corner curved shower cubicle, toilet and pedestal wash hand basin. Wall tiling. Radiator.

Outside = front



Shared side access to the front door and in turn into the rear garden.

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Outside = rear



There is a low maintenance paved rear garden area, ideal for entertaining and socialising. Garden shed and useful canopied storage area.

Council tax =

The current council tax band is band **A** with Erewash Borough Council.

Viewing appointment request = **please call or email**

Please contact Hartleys & Tim Catherall Homes on 0115 943 1166 / 07590 982 992 or email tim@timcatherall.co.uk to arrange a suitable time to view this home.

Do you have a home to sell or let? = **please call or email**

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Energy performance = **completed** = **February 2018**

Energy Efficiency Rating Current = ?? (? rating) Potential = ?? (? Rating)

Environmental Impact Rating Current = ?? (? rating) Potential = ?? (? Rating)

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