



66 Petersham Road,
Long Eaton, Nottingham
NG10 4DD

£175,000 Freehold



A WELL MAINTAINED THREE BEDROOM SEMI DETACHED PROPERTY PROVIDING A LOVELY FAMILY HOME, WITH THE BENEFIT OF NO UPWARD CHAIN

Robert Ellis are pleased to bring to the market a three bedroom semi detached house that is ready to move into. The property offers ideal family accommodation and has in the last couple of years had a new driveway and roof. Located in an area with great transport link and, a wide range of amenities and facilities.

The property benefits of cavity wall insulation and a new pitched tiled roof, modern conveniences such as gas central heating and double glazing. Consisting of a spacious entrance hall, living room, dining room and kitchen to the rear and to the first floor there are three good size bedrooms and bathroom. Outside to the front there is a newly paved driveway providing off street parking for two cars. To the rear there is a landscaped garden with decking, astroturf grass, two brick built stores and a large shed, providing useful additional dry storage space.

As previously mentioned the property is found close to the amenities and facilities provided by the area which include the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities including the West Park Leisure Centre and the excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby. An early viewing comes highly recommended.

Entrance Hall

9'10 × 6'5 approx (3.00m × 1.96m approx)

UPVC double glazed entrance door to the front with double glazed window panel to the side, stairs leading to the first floor, wall mounted radiator, laminate floor coverings with internal wooden doors to:

Lounge

12' × 12' approx (3.66m × 3.66m approx)

UPVC double glazed window to the front, wall mounted radiator, TV and telephone points. Feature fireplace with multifuel burner and laminate flooring.

Dining Room

10'7 × 10'2 approx (3.23m × 3.10m approx)

UPVC double glazed French doors opening on to a large, decked seating area, Laminate flooring and wall mounted radiator.

Kitchen

11'7 × 8'5 approx (3.53m × 2.57m approx)

Integrated gas hob, electric oven and extractor fan with wall and base units. Two additional storage cupboards housing the gas boiler and electric meter. Stainless steel sink and mixer taps with a tiled splashback panels, under the counter there is additional space and plumbing for the washing machine. UPVC double glazed window and external door leading to the garden.

First Floor Landing

UPVC double glazed window to the side, access to the loft and doors to:

Bedroom 1

13'9 × 10'11 approx (4.19m × 3.33m approx)

Fitted wardrobes with four sliding doors providing additional storage space, UPVC double glazed window to the front and radiator. TV point.

Bedroom 2

10'11 × 8'10 approx (3.33m × 2.69m approx)

UPVC double glazed window to the rear and radiator.

Bedroom 3

9'5 × 7'8 approx (2.87m × 2.34m approx)

UPVC double glazed window to the rear and radiator.

Bathroom

7'8 × 5'5 approx (2.34m × 1.65m approx)

A fitted white three piece suite comprising panelled bath with mains flow shower, wash hand basin, low flush w.c., chrome heated towel rail, tiled floor, fully tiled walls and splashbacks, radiator and two UPVC double glazed windows to the rear.

Outside



To the front of the property there a recently paved driveway providing off the road hard standing, shrubs and hedges planted to the borders and secure gated access to the side. To the rear there is a decked area leading to the garden which is laid with astroturf, grey slate chipped gravelled areas and path leading to the bottom of the garden. Two brick outbuildings providing dry storage and a large shed to the bottom of the garden. CCTV installed to the front and back of the property controlled via mobile phone.

Directions

Proceed out of Long Eaton along Derby Road and at the traffic island turn right onto Petersham Road, first right and left into the service road where the property can be found on the right.

6055AMNM



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC 

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.