



Derby Road  
Long Eaton  
Nottingham  
NG10 1LU  
Tel: 01159468946  
enquiries@wallacejones.net  
www.wallacejones.co.uk

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

Asking Price Of £160,000



Two bedroom semi detached house located in Long Eaton, Nottingham  
NO CHAIN and VACANT POSSESSION a two bedroom semi detached house benefiting from two reception rooms and ideally located to great amenities and transport links.



**WALLACE · JONES**  
ESTATE AGENTS, VALUERS AND AUCTIONEERS

## Property Description

For sale with no upward chain and vacant possession, a two bedroom semi detached house that benefits from two reception rooms and two double bedrooms. The property would further benefit from some light refurbishment throughout but would be ideal for a first time buyer or investor. The property comprises living room, dining room, kitchen, two bedrooms and bathroom. On street parking and rear low maintenance garden.

Located within the popular town of Long Eaton, close to a wide range of local schools, shops and within walking distance of West Park. There are fantastic transport links available including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and Long Eaton train station just a short drive away.

**LIVING ROOM:** 11' 11" x 11' 5" (3.64m x 3.50m) Double glazed uPVC window to the front, radiator, wooden flooring and gas fire and surround, door to stairs and dining room.

**DINING ROOM:** 11' 11" x 12' 10" (3.64m x 3.93m) Double glazed uPVC window to the rear, wooden flooring and radiator, door to kitchen, door to understairs storage.



**WALLACE · JONES**  
ESTATE AGENTS, VALUERS AND AUCTIONEERS

**KITCHEN:** 6' 11" x 15' 10" (2.11m x 4.84m) Double glazed uPVC window to the rear and door to the side, over and under counter storage units, sink with taps and drainer, space for washing machine, space for fridge/freezer, gas hob and oven.

**BEDROOM ONE:** 11' 11" x 11' 5" (3.64m x 3.50m) Double glazed uPVC window to the front, radiator and carpet.

**BEDROOM TWO:** 11' 11" x 12' 10" (3.64m x 3.93m) Double glazed uPVC window to the rear, radiator, door to bathroom.

**BATHROOM:** 9' 10" x 6' 4" (3.00m x 1.95m) Double glazed uPVC window to the rear, fitted suit comprising panelled bath with shower over, low level flush WC, pedestal sink, radiator and airing cupboard.

**OUTSIDE:** To the front of the property is on street parking, and side access to the rear of the property. The rear garden is partly patio and grass.

**TENURE:** Freehold.

**VIEWINGS:** Strictly by appointment only via Wallace Jones estate agents.

