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WALLACE · JONES  
 ESTATE AGENTS, VALUERS AND AUCTIONEERS

274 Wellington Street, Long Eaton, Nottingham, NG10 4JN

Asking Price Of £208,000



**Two bedroom semi-detached house located in Long Eaton, Nottingham**

For sale with NO UPWARDS CHAIN an extended two double bedroom semi detached house conveniently located close by to Long Eaton town centre. The property benefits from a rear extension and downstairs toilet and further benefits off street parking and single garage.

The property boasts two reception rooms and two double bedrooms along with fully gas central heating and double glazing. The property would further benefit upgrading to a new owner's taste and requirements.



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## Property Description

For sale with NO UPWARDS CHAIN an extended semi detached house conveniently located close by to Long Eaton town centre. The property benefits from a rear extension, downstairs toilet, off street parking and single garage.

The property boasts two reception rooms and two double bedrooms along with fully gas central heating and double glazing. It would further benefit upgrading to a new owner's taste and requirements.

The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area and excellent transport links, all of which have helped to make this a very popular and convenient place to live. Being only a few minutes drive away from Long Eaton town centre where you will find Asda, Tesco and Aldi stores and many other retail outlets, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields. 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: 14' 0" x 11' 10" (4.27m x 3.61m) Double glazed uPVC bay window to the front, electric fire, radiator and wooden flooring.



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DINING ROOM: 9' 2" x 14' 0" (2.81m x 4.27m) Double glazed uPVC window to the rear, under stairs pantry, work surfaces and tiled flooring.

KITCHEN: 4' 1" x 6' 11" (1.27m x 2.13m) Extended fitted kitchen comprising under and over counter units, sink with drainer and taps, electric hob, fitted oven and microwave. Space for washing machine. uPVC double glazed window to the side, tiled flooring and access to the downstairs toilet and garden.

BEDROOM ONE: 14' 0" x 11' 10" (4.27m x 3.61m) Double glazed uPVC window to the front, wooden flooring, radiator.

BEDROOM TWO: 8' 7" x 9' 2" (2.63m x 2.80m) Double glazed uPVC window to the rear, wooden flooring, radiator door to over stairs storage.

SHOWER ROOM: 4' 10" x 6' 5" (1.48m x 1.97m) Double glazed uPVC window to the rear, fitted bathroom suite comprising shower and cubicle, low level flush toilet, sink with taps and under storage, tiled flooring and towel radiator.

OUTSIDE: To the front of the property is a good sized driveway leading to the rear garage via a wooden gate. The beautiful established rear garden is larger than average and is split into two parts. The bottom offers a decking seating area along with lawn, established shrubs and shed. The other half offers a patio area with established shrubs and bushes. There is also a side patio area allowing entrance to the single garage.

TENURE: Freehold.

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

