



ESTATE AGENTS, VALUERS AND AUCTIONEERS

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2 Highfield Street, Long Eaton, Nottingham NG10 4GY

Asking Price Of £149,950



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

A two double bedroom detached house offered to the market with no upwards chain and vacant possession. Requiring some works throughout, the property does however benefit from newly installed boiler and radiators, complete new roof, damp course all throughout down stairs and new floor boards.



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### Property Description

A two double bedroom detached house offered to the market with no upwards chain and vacant possession. Requiring some works throughout, the property does however benefit from newly installed boiler and radiators, complete new roof, damp course all throughout down stairs and new floor boards. It is ideally located close by to Long Eaton town centre and is close to excellent transport links and schools. It has a rear garden and photos will follow once a tidy up has commenced.

The property is within a couple of minutes walk of the shops found on Tamworth Road in Sawley, while those in Long Eaton are only a short drive away and include an Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets. There are excellent schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, walks at Trent Lock and the adjoining picturesque countryside and as well as Long Eaton station. The excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus, which takes you to Castle Donington and the Airport. The A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



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**LIVING ROOM:** 12' 0" x 11' 4" (3.66m x 3.47m) Double glazed uPVC bay window to the front, damp proof course, new skirting and floorboards, new radiator, electric fire and surround.

**KITCHEN/DINER:** 11' 11" x 14' 5" (3.65m x 4.41m) Double glazed uPVC window to the side, doors to side and rear, damp course, new radiator, new skirting boards and floorboards, fitted kitchen units with over and under storage, sink with tap and drainer, door to under stairs storage.

**BEDROOM ONE:** 12' 0" x 11' 5" (3.66m x 3.49m) Double glazed uPVC window to the front, carpet, new radiator, over stairs storage cupboard.



**BEDROOM TWO:** 8' 4" x 12' 5" (2.55m x 3.80m) Double glazed uPVC window to the rear, carpet, storage cupboard housing boiler.

**BATHROOM:** 9' 0" x 5' 8" (2.76m x 1.75m) Double glazed uPVC window to the rear, panelled bath, wash hand basin, WC.



**OUTSIDE:** The front of the property has on street parking along with small front garden and gate access to the rear. The rear garden has two outhouses and is in the process of being cleared.

**TENURE:** Freehold.

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