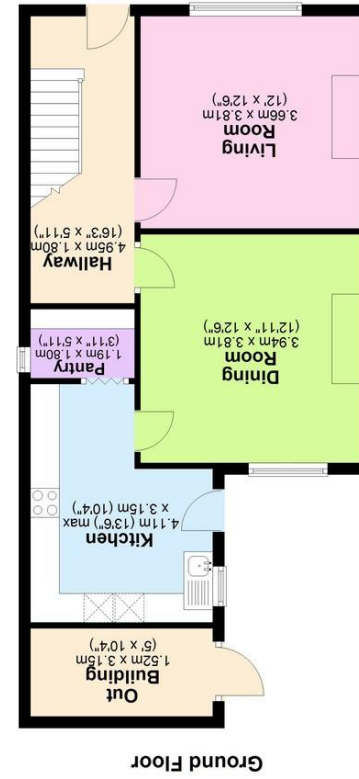
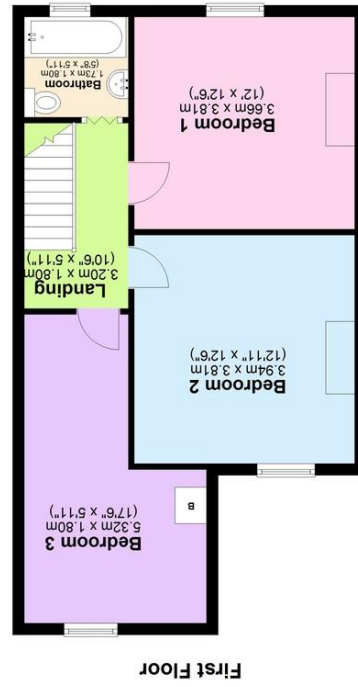


Score	Energy rating	Current	Potential
92+	A		81 B
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



ESTATE AGENTS, VALUERS AND AUCTIONEERS

WALLACE · JONES



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ESTATE AGENTS, VALUERS AND AUCTIONEERS

63 Hey Street, Long Eaton, Nottingham, NG10 3HA

Asking Price Of £290,000



Three bedroom detached house located in Long Eaton, Nottingham

A detached three double bedroom Victorian home benefiting from NO UPWARDS CHAIN, a south facing garden, off street parking, two reception rooms and potential to extended (subject to planning permission). The property requires work throughout but offers ideal location for excellent transport links and amenities.



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Property Description

For sale with NO UPWARDS CHAIN a three double bedroom detached Victorian house situated in this popular area of Sawley. Ideally located the property is within walking distance of the shops on Tamworth Road in Sawley with many other shopping facilities being found in nearby Long Eaton where there are Asda, Tesco 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 Trent Lock Golf Club, walks in the nearby open countryside and 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 and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

The property offers extremely well proportioned accommodation divided over two floors and in brief comprises of entrance hallway, dining room, living room, 'L' shaped dining kitchen with large pantry area. To the rear of the property there are brick built stores. To the first floor there are three excellent size bedrooms and the master family bathroom. To the front of the property there is a small walled garden with pathway leading to the front entrance door. To the side of the property there is a driveway behind gated access which also leads to the rear enclosed garden.

HALLWAY 5' 11" x 16' 03" (1.8m x 4.95m) Entrance hallway with stairs to the first floor, under stairs storage cupboard which houses the gas meter, radiator and Georgian paned door with opaque glass panels into:

LIVING ROOM 12' 00" x 12' 06" (3.66m x 3.81m) Double glazed wooden frame windows to the front, with original coving, original built in cupboards, original fire place, radiator and carpet.

DINING ROOM 12' 11" x 12' 06" (3.94m x 3.81m) Double glazed wooden frame window overlooking rear elevation, TV point, open fire place which has brick back and hearth with wooden fire surround, carpet, radiator and door that leads to:



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KITCHEN 13' 06" x 10' 04" (4.11m x 3.15m) With a range of wall and base units with wood effect work tops over, sink with drainer and taps tiling above the worktop, gas cooker, space and plumbing for a washing machine and space for a dryer, vinyl flooring, gas boiler, single glazed window overlooking rear garden, further bi-fold door that leads into:

PANTRY 3' 11" x 5' 11" (1.19m x 1.8m) With space for a fridge freezer, storage shelves and window to side.

BEDROOM ONE 12' 00" x 12' 06" (3.66m x 3.81m) Double glazed wooden frame window to the front, carpet and radiator.

BEDROOM TWO 12' 11" x 12' 06" (3.94m x 3.81m) Double glazed wooden frame window to the rear, carpet and radiator.

BEDROOM THREE 10' 04" x 16' 07" (3.15m x 5.05m) Double glazed wooden frame window to the rear, carpet, radiator and boiler.

BATHROOM 5' 11" x 5' 08" (1.8m x 1.73m) Double glazed wooden frame window to the front, panelled bath with tap, low level flush WC, sink with pedestal, towel radiator, lino flooring and tiled walls.

OUTSIDE To the front of the property there is a small walled garden with pathway leading to the front entrance door. To the side of the property there is a driveway providing secure gated driveway and also offering potential to extend subject to the buyers' requirements and obtaining the necessary permissions.

Access to the south facing rear garden is also obtained from the drive through a gate on to patio area, enclosed garden with established bushes and shrubs and brick outhouse.

OUTHOUSE 10' 04" x 5' 00" (3.15m x 1.52m) Brick storage area.

TENURE Freehold with vacant possession.

COUNCIL TAX Band C.

VIEWINGS Strictly by appointment only through Wallace Jones Estate Agents.

