



ESTATE AGENTS, VALUERS AND AUCTIONEERS

WALLACE · JONES



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



WALLACE · JONES
ESTATE AGENTS, VALUERS AND AUCTIONEERS

62 Wharfedale Road, Long Eaton, NOTTINGHAM, NG10 3HE

Asking Price Of £155,000



One bedroom semi detached house located in Long Eaton, NOTTINGHAM

Impeccably presented throughout and very well maintained, a one bedroom semi detached house ideally located on the desirable Dales Estate of Long Eaton.



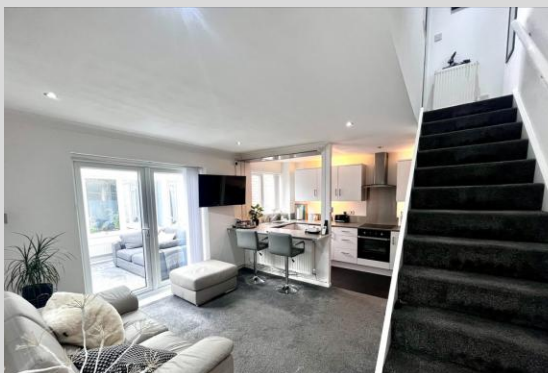
WALLACE · JONES
ESTATE AGENTS, VALUERS AND AUCTIONEERS

Property Description

An extremely well maintained and impeccably presented one bedroom semi detached house ideally located on the popular Dales estate of Long Eaton. The property would be ideally suited for a first time buyer or investor and is ready to move into. Offering open plan living the property benefits from gas central heating, double glazing, driveway and larger than average beautifully presented rear garden.

As you enter the property through the front door there is a small porch that leads into the open plan modern and light living area which leads to the first floor where there is a small landing with radiator, storage cupboard and access to the loft.

The property is extremely well located with good access to a host of local amenities offered by Long Eaton and the surrounding area, including Asda and Tesco superstores, along with numerous other retail outlets found along the high street. There are schools for all ages, healthcare and sports facilities including Trent Lock Golf Club and West Park Leisure Centre. There are excellent transport links including J25 of the M1, Long Eaton railway station, East Midlands Airport and the A52 to Nottingham and Derby.



WALLACE · JONES
ESTATE AGENTS, VALUERS AND AUCTIONEERS

OPEN PLAN LIVING/KITCHEN: 13' 1" x 16' 10" (4.01m x 5.14m) Open plan living kitchen dining, the kitchen offering integrated fridge/freezer, electric oven, hob and extractor fan, washing machine, radiator, space for American style fridge freezer, breakfast bar and stools, sink with drainer and tap, uPVC double glazed window and vinyl flooring.

Living area offers access to the first floor and conservatory and makes a cosy space with carpet and radiator.

CONSERVATORY: 9' 11" x 9' 8" (3.04m x 2.96m) Double glazed uPVC windows and doors some of which are reflective, blinds, carpet, radiator.

BEDROOM: 10' 0" x 10' 4" (3.05m x 3.16m) Double glazed uPVC window, carpet, radiator and over stairs storage.

SHOWER ROOM: 6' 3" x 6' 5" (1.93m x 1.97m) Double glazed uPVC window, enclosed shower unit with rainwater shower head, low level flush WC, sink with pedestal, towel radiator, vinyl flooring and extractor fan.

OUTSIDE: To the front of the property is a driveway for one car and access to the front of the property. The rear larger than average sized garden is partly lawn, artificial grass, with a small patio and decking area, two sheds, outdoor tap and wooden gate allowing access to the driveway. The garden has been very well maintained and is perfect for entertaining and relaxing.

TENURE: Freehold.

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

