

HoldenCopley

PREPARE TO BE MOVED

Oakland Avenue, Long Eaton, Derbyshire NG10 3JL

Guide Price £220,000 - £230,000

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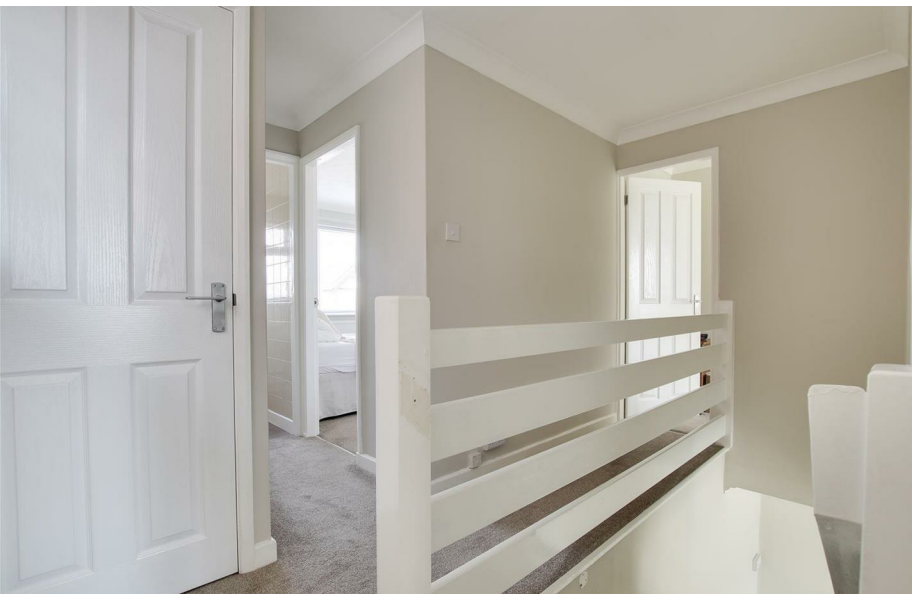
GUIDE PRICE £220,000 - £230,000

IDEAL FAMILY HOME...

This three bedroom semi-detached property is coming to the market with no upward chain and offers spacious accommodation throughout ideal for any families or first time buyers! Internally, the property is well presented throughout and is ready for the new owners to drop off their bags and move straight in. Situated in the popular location of Long Eaton, which is host to a range of local amenities such as shops, eateries and excellent transport links with both bus and train routes just a short distance away. To the ground floor of the property is an entrance hall, a spacious living room with sliding patio doors to the conservatory, a modern kitchen and a ground floor WC. To the first floor of the property are three good sized bedrooms serviced by a bathroom with a separate WC. Outside to the front of the property is a driveway to provide off road parking and access into the single garage, to the rear is a private low maintenance garden. The property benefits from being at a waterside location with direct access from the rear garden with possible mooring for a canal boat due to the great links the Erewash Canal has to the River Trent and River Soar!

MUST BE VIEWED





- Semi-Detached Home
- Three Bedrooms
- Spacious Living Room
- Conservatory
- Modern Kitchen
- Bathroom & Two Wc's
- Low Maintenance Garden
- Driveway & Garage
- Waterside Location
- No Upward Chain





GROUND FLOOR

Entrance

3*7" x 5*6" (1.1 x 1.7)

The entrance hall has laminate flooring, coving to the ceiling and a UPVC door to provide access into the accommodation

Living Room

17*0" x 16*8" (5.2 x 5.1)

The living room has laminate flooring, coving to the ceiling, a feature fireplace with a decorative surround, a TV point, a radiator, double glazed sliding doors into the conservatory and a UPVC double glazed window to the rear elevation

Conservatory

10*5" x 11*5" (3.2 x 3.5)

The conservatory has wood effect flooring, a radiator, a range of UPVC double glazed windows to the side and rear elevations, a UPVC double glazed door to provide access to the rear garden and a polycarbonate roof

Kitchen

8*6" x 13*5" (2.6 x 4.1)

The kitchen has tiled flooring, a range of fitted base and wall units with fitted countertops, a stainless steel sink and a half with a drainer and mixer taps, an integrated double oven, an integrated gas hob with an extractor hood, partially tiled walls, coving to the ceiling and UPVC double glazed windows to the side and front elevations

WC

5*6" x 4*3" (1.7 x 1.3)

This space has wood effect flooring, a low level flush WC, a vanity wash basin with stainless steel mixer taps, partially tiled walls, a radiator and coving to the ceiling

FIRST FLOOR

Landing

The landing has carpeted flooring, an in-built cupboard, coving to the ceiling, loft access, a UPVC double glazed window to the side elevation and provides access to the first floor accommodation

Bedroom One

10*9" x 11*5" (3.3 x 3.5)

The main bedroom has carpeted flooring, a range of full length fitted wardrobes, coving to the ceiling, a radiator and a UPVC double glazed window to the front elevation

Bedroom Two

7*10" x 19*8" (2.4 x 6.0)

The second bedroom has carpeted flooring, coving to the ceiling, a radiator and a UPVC double glazed window to the rear elevation

Bedroom Three

8*6" x 13*5" (2.6 x 4.1)

The third bedroom has carpeted flooring, coving to the ceiling, a radiator and UPVC double glazed windows to the rear and side elevations

Bathroom

7*10" x 5*10" (2.4 x 1.8)

The bathroom has vinyl flooring, a pedestal wash basin with stainless steel taps, panelled baths with chrome fixtures, fully tiled walls, a radiator and a UPVC double glazed obscure window to the front elevation

WC

4*7" x 2*7" (1.4 x 0.8)

This space has a low level flush WC and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a driveway to provide off road parking, access into the single garage and panelled fencing

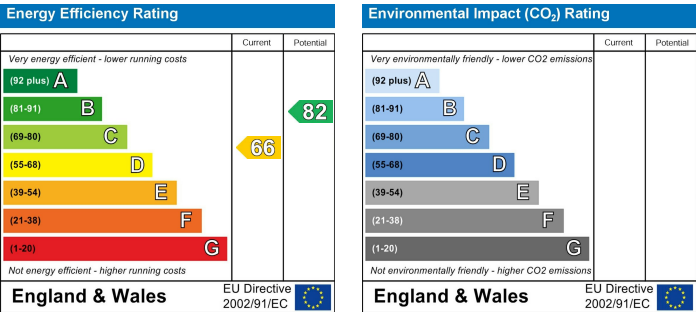
Rear

To the rear of the property is a private low maintenance garden with a paved patio area, gravelled areas, courtesy lighting, panelled fencing and direct access to the Erewash Canal

DISCLAIMER

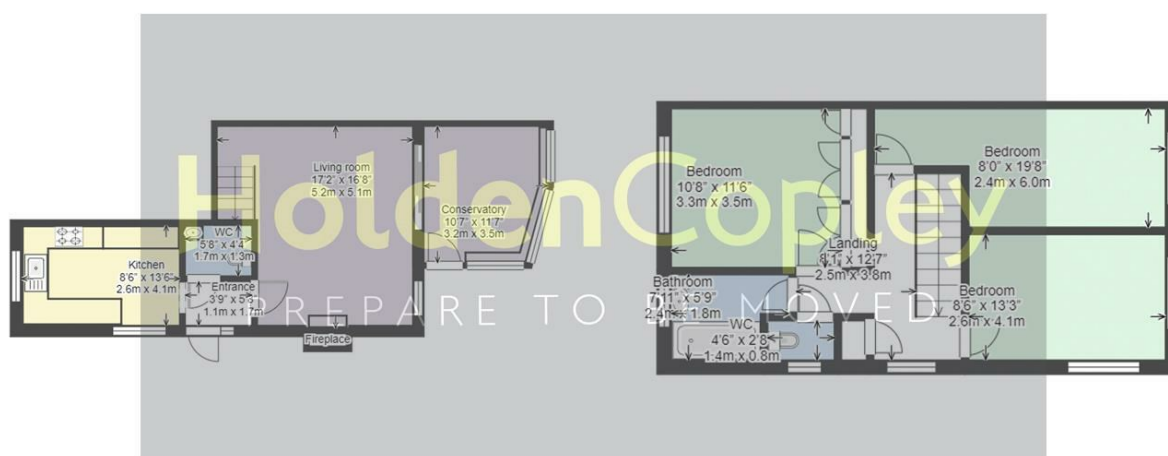
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Approx. Gross Internal Area of the Ground floor:
533.89 Sq Ft - 49.6 Sq M
Approx. Gross Internal Area of the Entire Property:
1058.09 Sq Ft - 98.3 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
524.2 Sq Ft - 48.7 Sq M
Approx. Gross Internal Area of the Entire Property:
1058.09 Sq Ft - 98.3 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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