Robert Ellis

look no further...

Granville Avenue,
Long Eaton, Nottingham
NG10 4HD

£169,950 Freehold

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THIS IS A TRADITIONAL THREE BEDROOM MID PROPERTY WHICH IS CONVENIENTLY LOCATED FOR EASY ACCESS TO ALL THE AMENITIES AND FACILITIES PROVIDED BY LONG EATON AND THE SURROUNDING AREA

Being located on Granville Avenue, a quiet road close to the heart of Long Eaton, this traditional property offers a lovely home which we are sure will appeal to a whole range of buyers, from people purchasing their first property to those who may be downsizing, or people looking for a property which would be easy to rent. The property is tastefully finished throughout and for the size of accommodation and privacy of the rear garden to be appreciated we recommend that interested parties do undertake a full inspection so that they can see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from having gas central heating and double glazing. In brief, the accommodation includes a lounge, separate dining/sitting room, a well fitted kitchen and to the first floor there are three bedrooms and a bathroom which includes a mains shower over the bath. Outside, there is a passageway running down the side of an adjacent property which provides access to the rear. At the rear there is a private garden which provides a lovely spot to sit and enjoy outside living.

The property is within easy walking distance of Long Eaton town centre where there are Asda, Tesco and Aldi stores, as well as many other retail outlets, healthcare and sports facilities including West Park Leisure Centre and adjoining playing fields, if required, there are schools for all ages within easy reach and the transport links include Junction 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Front door
uPVC door with inset arch glazed panel and a double glazed panel above leading to reception room one.

Reception room one
11'6 x 11'3 (3.51m x 3.43m)
This reception room is currently being used as a dining room and has two double glazed windows to the front, radiator, feature cast iron fireplace, radiator, cornice to wall and ceiling and pine door leading into the second reception room.

Reception room two
11'9 x 11'3 (3.58m x 3.43m)
This reception room is used as a lounge and has a double glazed window to the rear, radiator, pine door leading to the kitchen and stairs which take you to the first floor, cornice to the wall and ceiling and storage cupboard.

Kitchen
15'4 x 7'4 (4.67m x 2.24m)
The kitchen is fitted with woodgrain finished units having fittings which include one and a half bowl sink with mixer tap, four ring gas hob set in a work surface which extends to three sides and has cupboards, oven, drawers and space for an automatic washing machine below, double matching eye level wall cupboards, tiling to the walls by the work surface areas, double glazed windows to the rear and side, space for a large fridge/freezer, door with inset opaque double glazed panel leading out to the rear garden, wall mounted gas boiler (fitted 2021).

First Floor Landing
On the landing there is a hatch to the loft space, radiator and pine doors lead to the rooms off the landing.

Bedroom one
12' x 11'3 (3.66m x 3.43m)
Double glazed window to the front and a radiator.

Bedroom two
8'9 x 6'10 (2.67m x 2.08m)
Double glazed window to the rear and a radiator.

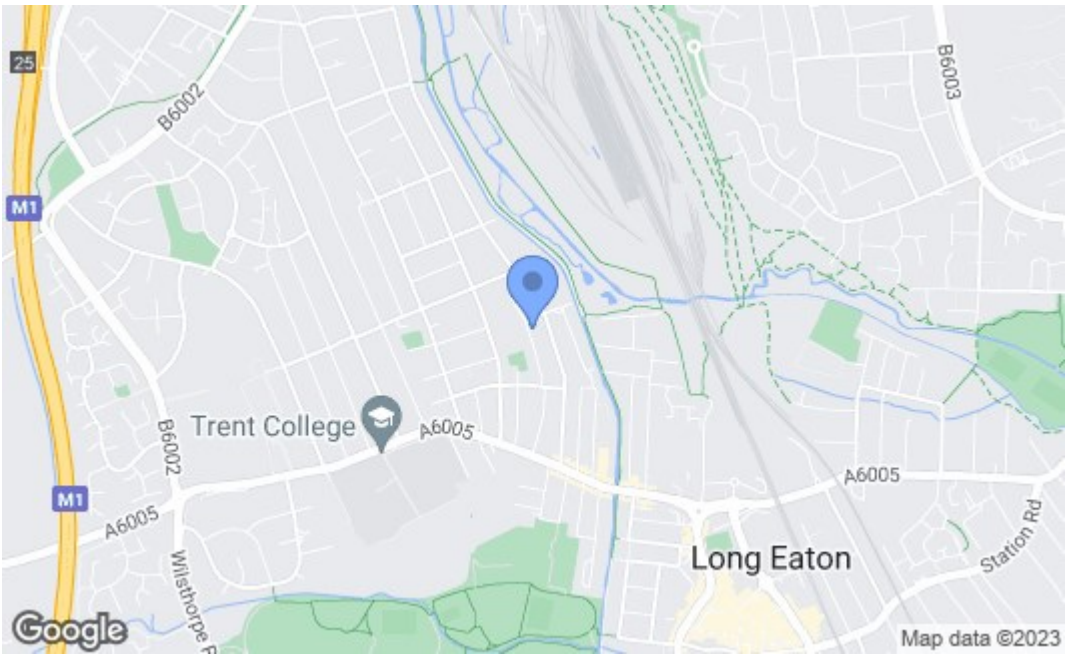
Bedroom three
8'10 x 7'5 (2.69m x 2.26m)
Double glazed window to the rear and a radiator.

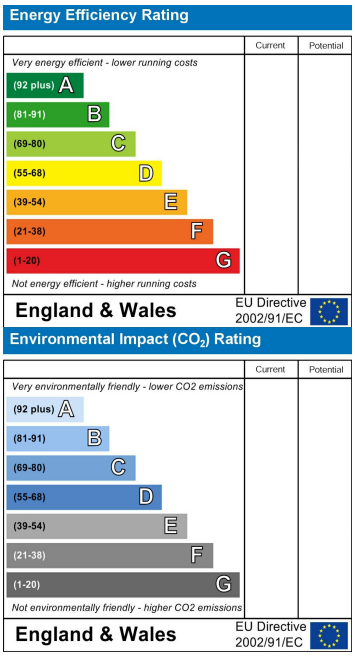
Bathroom
The bathroom has a white suite including a panel bath with a mains shower system over, pedestal hand basin with a mixer tap and a low flush WC, radiator, tiled walls to the bath, sink and WC areas, internal eye level window providing natural light into the bathroom, recessed lighting to the ceiling and an extractor fan.

Outside
There is a shared pathway on the left hand side of the property which leads to the rear of the house. The rear garden provides a lovely private place to sit and has slate chipped and slab seating areas with fencing to the side boundaries and a wall to the rear boundary.

Directions
Proceed out of Long Eaton along Derby Road and over the canal bridge and turn right into Granville Avenue.
7400MP

Council Tax
Erewash Borough Council Band A





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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