Robert Ellis

*look no further...*

Granville Avenue,
Long Eaton, Nottingham
NG10 4HE

**£165,000 Freehold**

0115 946 1818

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A THREE BEDROOM END PROPERTY WHICH HAS BEEN FULLY MODERNISED TO A HIGH STANDARD THROUGHOUT.

Robert Ellis are delighted to bring to the market this deceptively spacious end terrace property which has been fully modernised throughout and finished to a high standard with all modern conveniences such as gas central heating and double glazing throughout. The property benefits from two bathroom, generous size rooms and enclosed rear garden. The property is situated in this popular residential location with great access to local amenities such as the Tesco superstores, Asda, local schools and the A52 and M1 road network.

The property is constructed of brick to the external elevation all under a pitched tiled roof and the accommodation briefly comprises of a spacious lounge to the front that flows through to the dining room and kitchen with access to a bathroom to the rear. To the first floor there are three generous size bedrooms and a modern fitted shower room. The property has great stance from the front and to the rear there is a generous rear garden that is private and not overlooking from the rear boundary.

The property is within easy reach of the Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields and there are excellent transport links which include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and there is the A52 and other main roads all of which provide good access to both Nottingham and Derby and other East Midlands towns and cities.

Lounge
12'7 x 11'4 approx (3.84m x 3.45m approx)
UPVC double glazed window and door to the front, radiator, chimney breast, access to storage cupboard and door to:

Dining Room
15'1 x 12'7 approx (4.60m x 3.84m approx)
UPVC double glazed window, radiator, feature wood flooring, stairs to first floor and open to:

Kitchen
9'8 x 7'10 approx (2.95m x 2.39m approx)
UPVC double glazed window and door to the side, wall and base units with wood work surface over and feature wood flooring, stainless steel sink and drainer, tiled splashbacks, space for free standing fridge freezer, electric oven and hob with extractor over and tiled splashback.

Bathroom
7'10 x 5'5 approx (2.39m x 1.65m approx)
The bathroom is found to the rear of the property and comprises of a panelled bath with mixer tap and shower over, low flush w.c., pedestal wash hand basin, obscure glazed window to the rear, chrome heated towel radiator, tiled splashbacks and inset spotlights.

First Floor Landing
Loft access hatch, inset spotlights and doors to:

Bedroom 1
12'7 x 11'4 approx (3.84m x 3.45m approx)
This generous size double bedroom has fitted wardrobes, UPVC double glazed window to the front and radiator.

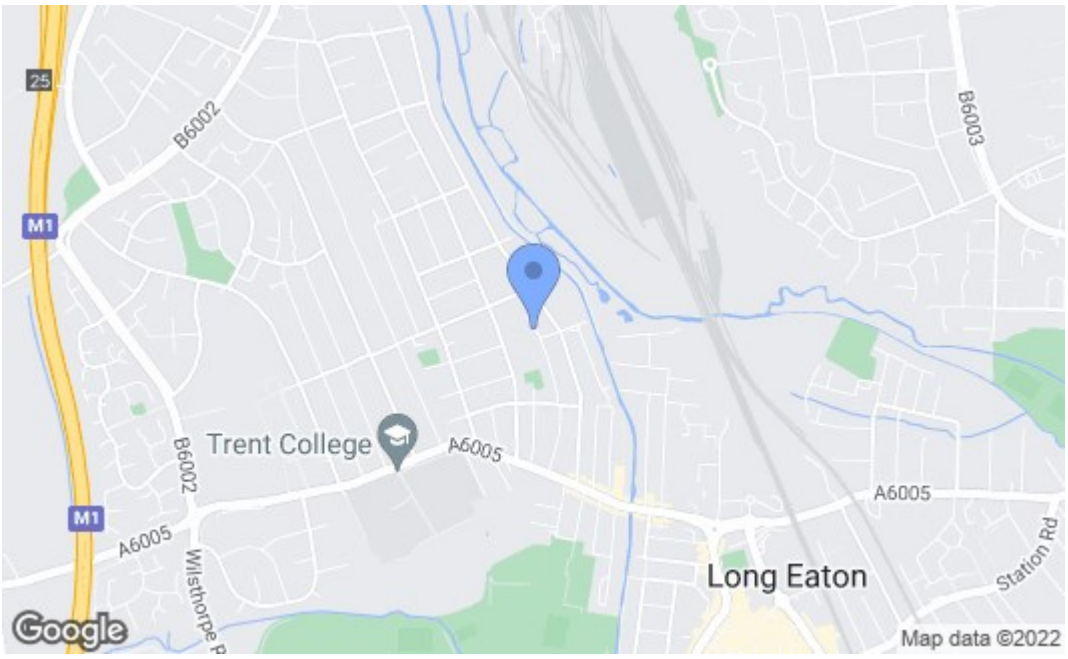
Bedroom 2
8'8 x 8'3 approx (2.64m x 2.51m approx)
UPVC double glazed window to the rear, radiator.

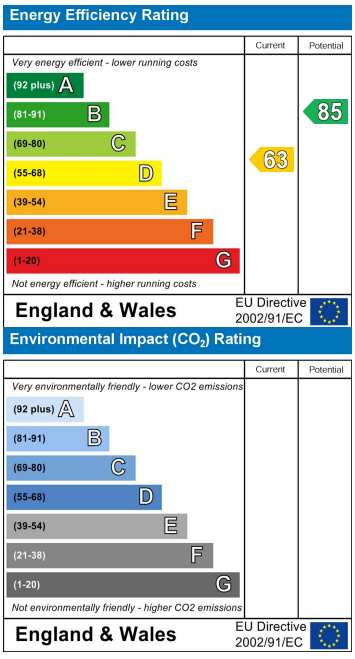
Bedroom 3
8'8 z 7'10 approx (2.64m z 2.39m approx)
UPVC double glazed window to the rear, radiator and built-in cupboard.

Shower Room
8'8 x 7'8 approx (2.64m x 2.34m approx)
Shower enclosure with rain water shower head, extractor fan, low flush w.c., wall mounted wash hand basin, tiled flooring and part tiled walls, chrome heated towel radiator and fitted mirror with light.

Outside
The property has great stance from the road and is deceptively spacious when entering the property. To the rear there is a patio area, gravelled, planted and dug borders which could do with some upkeep but will be a great space once finished. There are fenced boundaries to the rear.

Directions
Proceed out of Long Eaton along Derby Road and over the canal bridge and turn right into Granville Avenue. Continue along and the property can be found on the left as identified by our 'for sale' board.
6622AMLT




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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