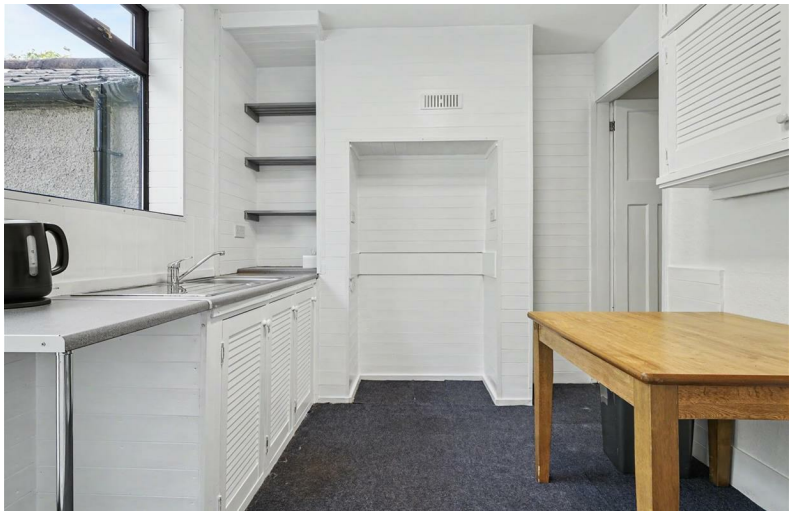
Robert Ellis

look no further...



Worrall Avenue,
Long Eaton, Nottingham
NG10 1NR

£170,000 Freehold

0115 946 1818

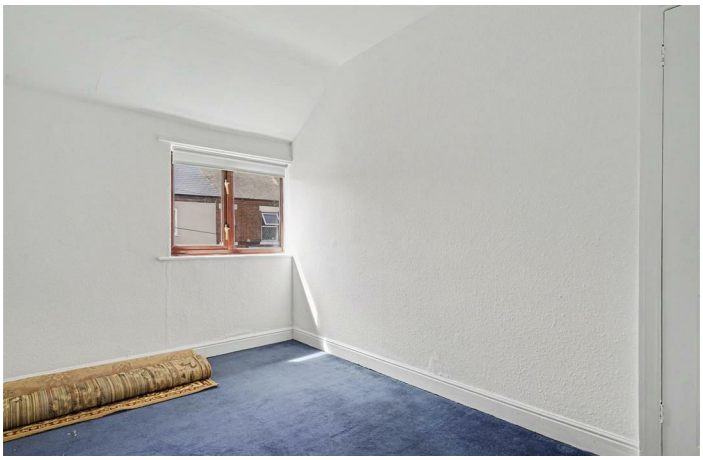
/robertellisestateagent @robertellisea

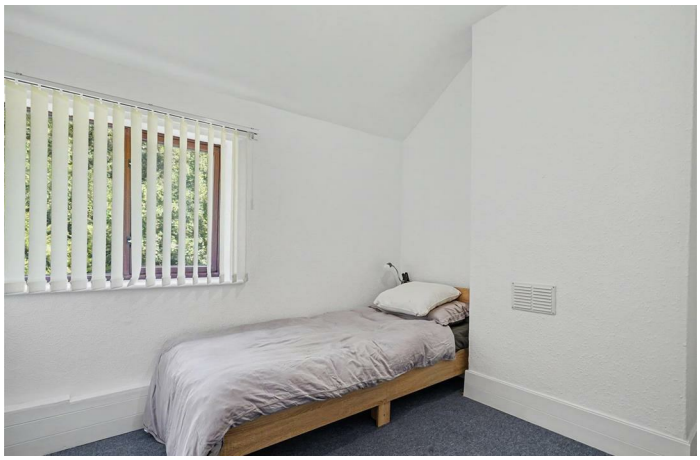
A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME, IDEAL FOR FIRST TIME BUYERS OR INVESTORS, SITUATED IN THIS POPULAR RESIDENTIAL LOCATION AND BEING SOLD WITH NO UPWARD CHAIN.

This attractive property benefits from heat air source pumps and double glazing throughout and offers well-proportioned accommodation including a spacious open plan kitchen diner fitted with modern grey shaker-style wall, drawer and base units. To the outside, there is an enclosed rear garden featuring a useful covered lean-to seating area, perfect for al-fresco dining and outdoor entertaining. Conveniently located for local amenities, schools and transport links, this fantastic home must be viewed to be fully appreciated.

The property is entered via a side entrance door, opening into the hallway where stairs rise directly to the first floor. To the front of the property is the lounge, providing a comfortable living space, whilst to the rear is the kitchen diner, offering ample room for both cooking and dining and benefiting from access to a useful utility area. To the first floor, the landing leads to three bedrooms, with the third bedroom lending itself perfectly as a home office, nursery or dressing room. The accommodation is completed by a modern shower room fitted with a contemporary suite.

Being situated on Worrall Avenue, the property is within easy reach of the Asda, Tesco, Lidl and Aldi stores and many other retail outlets found in Long Eaton town centre, there are schools for all ages, walks along the Erewash Canal, healthcare and sports facilities and the transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.





Entrance Hall
Obscure double glazed door to the side, carpeted flooring, ceiling light, doors to:

Living Room
13' x 12' approx (3.96m x 3.66m approx)
Double glazed bay window to the front with built-in storage, new carpeted flooring, ceiling light, fireplace, air conditioning unit.

Kitchen
10' x 8'8 approx (3.05m x 2.64m approx)
Double glazed window and door to the rear, carpeted flooring, ceiling light, base unts with work surfaces over, inset stainless steel sink, washing machine and tumble dryer.

Utility Cupboard
Housing a washing machine and tumble dryer, wooden flooring and obscure glazed window to the side.

First Floor Landing
Loft access hatch, new carpeted flooring and doors to:

Bedroom 1
12' x 9' approx (3.66m x 2.74m approx)
Window to the front, air conditioning unit, carpeted flooring, ceiling light.

Bedroom 2
8'9 x 9'1 approx (2.67m x 2.77m approx)
Double glazed window to the rear, ceiling light, new carpeted flooring, air conditioning unit, storage cupboard.

Bedroom 3
4' x 6' approx (1.22m x 1.83m approx)
Double glazed window to the front, new carpeted flooring, ceiling light.

Bathroom
Obscure double glazed window, walk-in shower, hand basin mounted on a surface with a mixer tap, low flush w.c., new carpet tiles, recessed lighting, extractor fan, airing cupboard housing the immersion tank.

Outside
Having a paved frontage with a path leading down the side to the entrance door and through a gate to the rear garden.

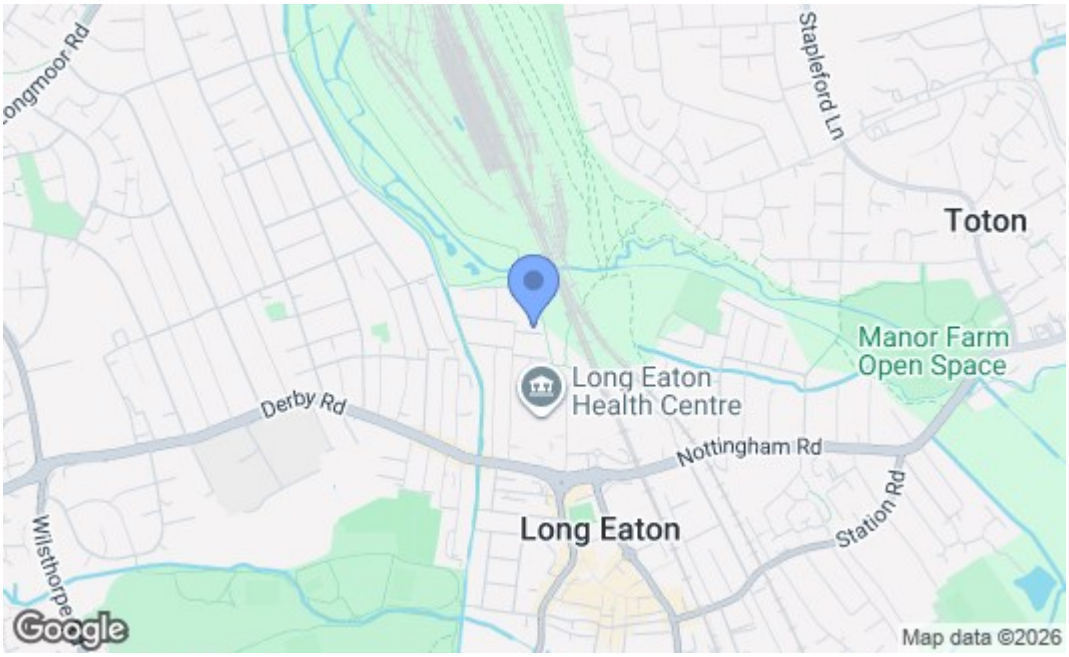
Low maintenance garden to the rear with a garden shed and outbuildings.

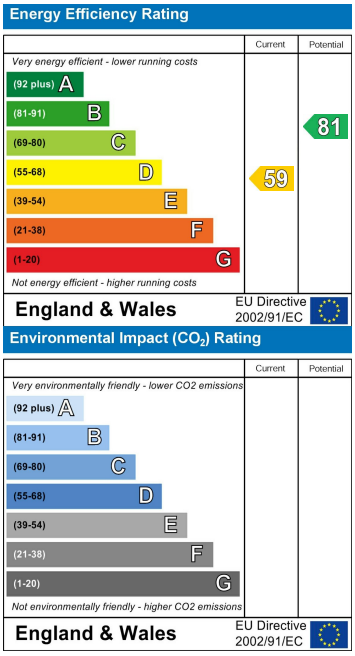
Directions
Proceed out of Long Eaton along Derby Road turning right into Cramner Street. Continue further down the road turning right onto Worrall Avenue where the property can be found on the left hand side.
9474JM

Agents Notes
The property is heated and air conditioned via heat air source pumps and the hot water is provided via solar panels.

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply, hot water via solar panels
Heating – Heat air source pumps
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 34mbps Ultrafast 1800mbps
Phone Signal – 02, Three, EPC, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk

0115 946 1818