



Worrall Avenue,  
Long Eaton, Nottingham  
NG10 1NR

**O/O £185,000 Freehold**

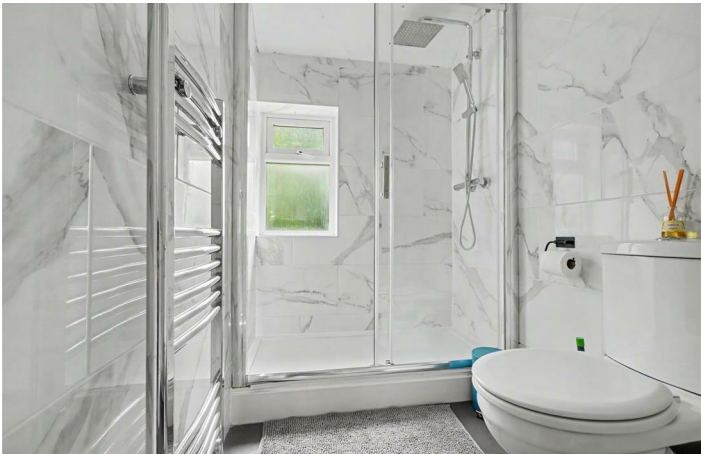


A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME, IDEAL FOR FIRST TIME BUYERS, SITUATED IN THIS POPULAR RESIDENTIAL LOCATION.

This attractive property benefits from gas central heating 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

Entrance door to the side and doors to the living room and kitchen diner.

### Living Room

13'9 x 12'2 approx (4.19m x 3.71m approx)

Double glazed bay window with fitted blinds and window seat with built-in storage, coving to the wall and ceiling, original log burner with tiled hearth, original oak doors, radiator, laminate flooring and a TV point.

### Kitchen Diner

13'9 x 8'8 approx (4.19m x 2.64m approx)

Double glazed window to the rear, recessed ceiling light, exposed oak beams, laminate flooring, exposed brick walls with open fireplace, two radiators, Shaker style wall, drawer and base units with work surfaces over, inset circular sink and drainer with swan neck mixer tap over, space for an under-counter fridge and freezer, integrated dishwasher, corner oven with four ring gas burner and extractor fan over, open to:

### Utility Room

With plumbing and space for a washing machine, window to the side and door leading out to the rear garden.

### First Floor Landing

With double glazed window to the side, loft access hatch and doors to:

### Bedroom 1

12'2 x 9'6 approx (3.71m x 2.90m approx)

Double glazed window with fitted blinds to the front, radiator, laminate flooring.

### Bedroom 2

9'11 x 8'9 approx (3.02m x 2.67m approx)

Double glazed window to the rear, radiator, built-in wardrobes.

### Bedroom 3/Office

9' x 4'6 approx (2.74m x 1.37m approx)

Double glazed window with fitted blind to the front, new Worcester Bosch boiler, radiator.

### Shower Room

Opaque double glazed window, walk-in shower with rainwater shower head and hand held shower, vanity wash hand basin, low flush w.c., tiled walls, towel radiator, tiled floor, recessed lighting and extractor fan.

### Outside

There is a paved area to the front with a path leading down the side to the entrance door.

To the rear there is covered decked patio area leading onto a lawned garden with further paved patio, shrubs and bushes to the boundaries and fencing to the boundaries.

### Agents Notes

The property has solar panels.

### 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.

9356JM

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 34mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

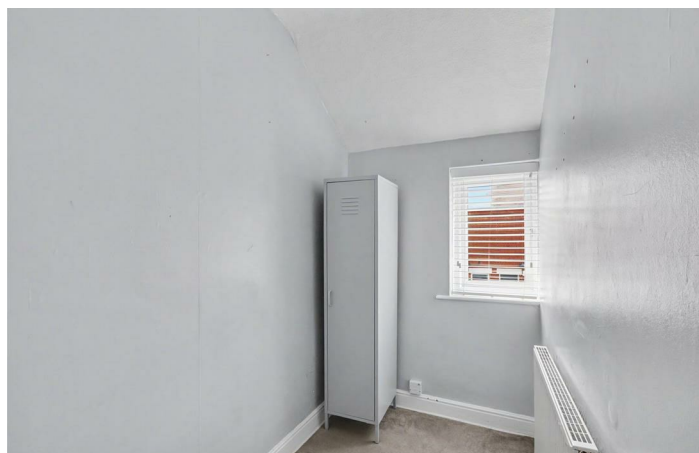
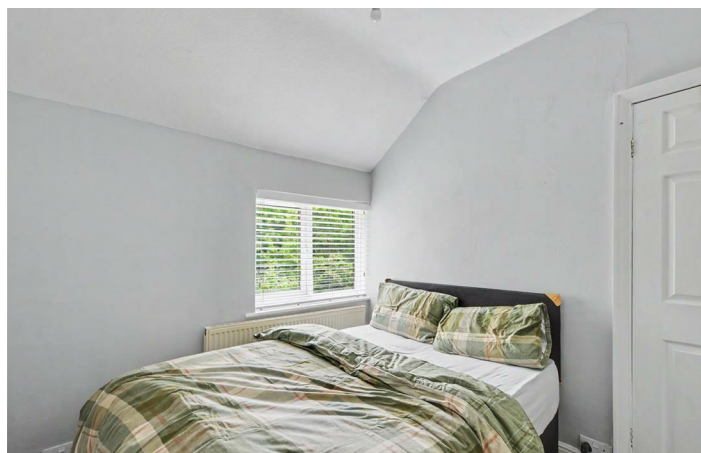
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

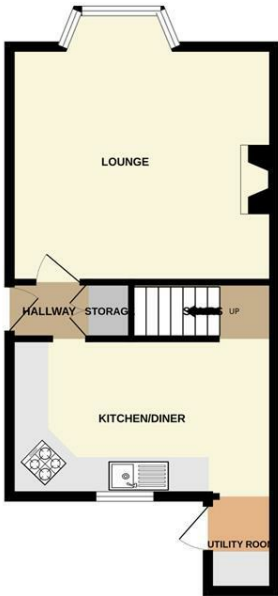
Any Legal Restrictions – No

Other Material Issues – No

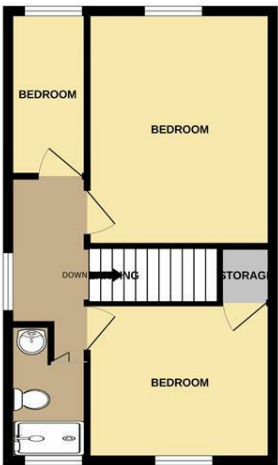




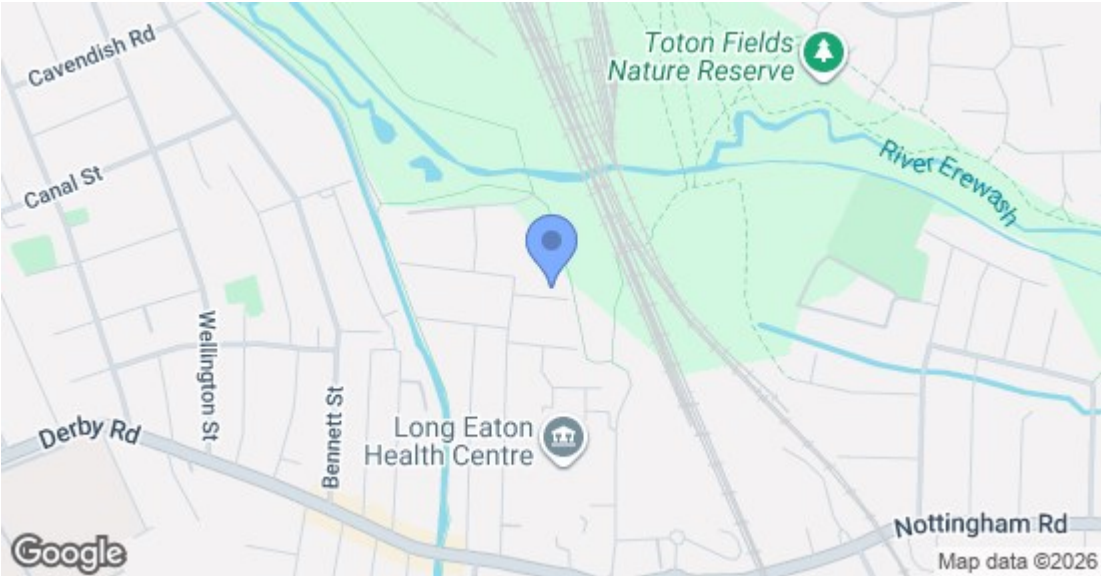
GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 816 sq.ft. (75.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Floorplan 3.0.0.0



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 96        |
| (81-91) B                                                       | 86      |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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.