Robert Ellis

look no further. . .

Birchwood Avenue,
Long Eaton, Nottingham
NG10 3ND

£180,000 Freehold

0115 946 1818

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A SUPERB TWO DOUBLE BEDROOM SEMI DETACHED HOUSE WITHIN WALKING DISTANCE OF LOCAL AMENITIES WITH OPEN-PLAN KITCHEN DINER

Robert Ellis are pleased to bring to the market this two double bedroom semi detached property. The property benefits from having a modern open plan kitchen diner and derives the benefits of gas central heating and double glazing whilst still retaining many period features such as picture rails, coving, original internal doors and period fireplaces, it must be viewed to be appreciated. Being extremely well positioned for all the amenities and facilities provided by Long Eaton and the surrounding area which include the shops and excellent schools for all ages.

The property is constructed of brick to the external elevations all under a tiled roof and in brief the accommodation comprises of living room, open plan dining room/second sitting room with modern fitted kitchen. To the first floor there are two double bedrooms and master family bathroom. To the front elevation there is a small walled garden and to the rear an enclosed garden being laid mainly to lawn with fencing to the boundaries.

The property is well positioned for easy access to the Asda and Tesco superstores and all the other retail outlets found along the high street, schools for all ages, health care and sports facilities including West Park Leisure Centre, excellent transport links such as J25 of the M1, Long Eaton Station which is only a few minutes walking distance, East Midlands Airport and the A52 providing access to Nottingham and Derby. Viewing highly recommended to appreciate the size of the accommodation on offer.

Lounge
11'11 x 11'11 approx (3.63m x 3.63m approx)
with a UPVC double glazed window to the front elevation, UPVC double glazed entrance door, wall mounted radiator, picture rail, coving, original fireplace surround with gas fire, ceiling and wall lights, TV point and laminate flooring.

Inner hall
With storage space under-stairs housing electrical consumer unit and providing useful additional storage space. Open through to:

Open plan Dining Kitchen

Dining Area
12'4 x 11'11 approx (3.76m x 3.63m approx)
With UPVC double glazed window to the rear elevation, laminate flooring, doorway with staircase to first floor landing, laminate flooring, ceiling light, wall mounted radiator and open to:

Kitchen
8'11 x 7'2 approx (2.72m x 2.18m approx)
UPVC double glazed window to the side garden, UPVC back door with inset patterned glass, tiled flooring, beams to ceiling, ceiling light, extractor fan. The kitchen comprises of a mix of wooden effect wall base and drawer units with laminate rolled edge worktops, space for washing machine, space for under-counter fridge, in-built oven and cover with stainless steel inset sink and drainer with swan neck mixer tap, splash-back modern grey tiles.

First Floor Landing
Carpeted flooring, two ceiling lights, with access to the loft via a loft hatch. The loft Loft is fully boarded with light, plug sockets and houses the gas boiler. With doors leading off to:

Bedroom One
11'8 x 11'4 approx (3.56m x 3.45m approx)
With a UPVC double glazed window to the front elevation, wall mounted radiator and storage cupboard over-stairs, carpeted flooring ceiling light, coving, period fireplace and tiled hearth.

Bedroom Two
12'3 x 8'9 approx (3.73m x 2.67m approx)
With a UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light, carpeted flooring, in-build mirrored sliding wardrobes.

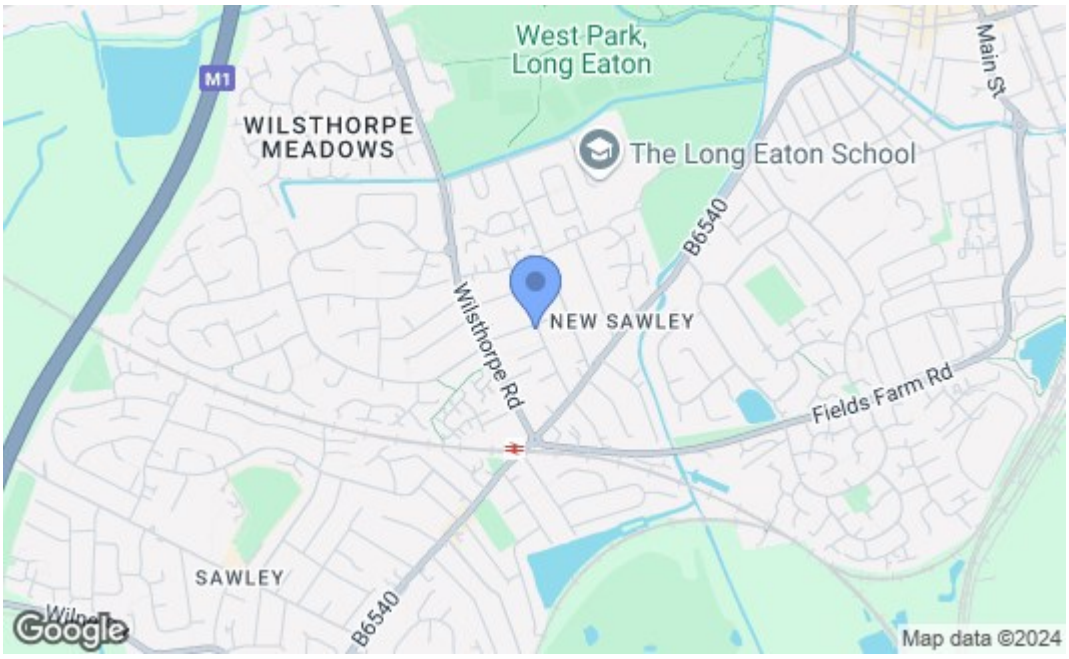
Bathroom
9' x 7'2 approx (2.74m x 2.18m approx)
Comprising of a white three piece suite incorporating a 'P' shaped bath with electric shower over, pedestal wash hand basin with storage below and low flush w.c. Obscure UPVC double glazed window frosted glass to the rear elevation, modern tile splash-back to ceiling, wooden vinyl flooring, chrome towel radiator, light mirrored vanity unit.

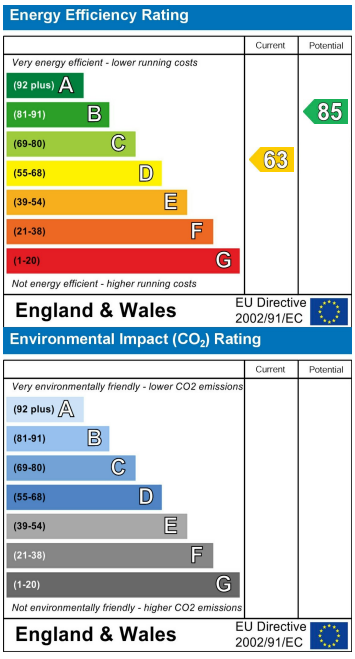
Outside
To the front elevation there is a small walled garden with pathway leading to the front entrance door and secure gated access to the side elevation leading to the enclosed rear garden. To the rear of the property there is a garden laid mainly to lawn with fencing to the boundaries. Outside security lighting and outside tap.

Directions
Proceed out of Long Eaton along Tamworth Road and after the canal bridge and take the right hand turning onto Birchwood Avenue and the property can be found on the left hand side as identified by our for sale board.
8162JG

Council Tax
Council Tax Band A

Agents Notes - Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 20mbps Ultrafast 1000mbps
Phone Signal – 02, Vodafone, EE, Three
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.

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