Robert Ellis

look no further...

31 Myrtle Avenue,
Long Eaton, Nottingham
NG10 3LZ

£159,950 Freehold

A THREE BEDROOM TRADITIONAL SEMI DETACHED PROPERTY LOCATED IN THE HEART OF LONG EATON.

Robert Ellis are delighted to bring to the market a good size traditional three bedroom semi detached home. The property is deceiving from the front and offers spacious accommodation throughout, even into the garden. Being located on the popular road of Myrtle Avenue and close to all the transport links, shops, amenities and facilities that the area has to offer including being conveniently located within walking distance of Long Eaton train station. We feel this particular home will suit a wide range of potential purchasers from first time buyers in search of a new home which can be immediately occupied, or investors looking for a property with a good potential rental return in a prime letting location. Having a ground floor bathroom the property also benefits from having an en-suite to the first floor off the master bedroom, an early internal viewing comes highly recommended in order to appreciate the accommodation on offer.

This traditional home is constructed of brick to the external elevations all under a tiled roof and derives the benefit of modern conveniences such as gas central heating (the boiler is a couple of years old) and mostly double glazing and in brief the accommodation comprises of a lounge with a front entrance door, side entrance door into the lobby which then leads into the dining room which is open to the kitchen, utility area and bathroom. To the first floor there are three good size bedrooms with an en-suite to the master bedroom. The property is set back from the road and there is a larger than average Southerly facing rear garden.

The house is within easy reach of all the amenities and facilities offered by Long Eaton which includes the Asda and Tesco superstores and all the other retail outlets offered by the town centre, health care, sports facilities and extremely good transport links including J25 of the M1, the Long Eaton station which is within minutes walking distance of Myrtle Avenue, East Midlands Airport and good access to both Nottingham and Derby via the A52 and other main roads.

Entrance Hall
UPVC double glazed front entrance door, stairs to the first floor and doors to:

Dining Room
12'11 x 11'7 approx (3.94m x 3.53m approx)
Fire with 'Adam' style surround, radiator, laminate floor, ceiling rose, coving to ceiling, UPVC double glazed window to the rear and door to:

Inner Lobby
With door to understairs storage cupboard and door to:

Lounge
12'11 x 12'3 approx (3.94m x 3.73m approx)
UPVC double glazed front entrance door and window to the front, gas fire with 'Adam' style surround, TV point, radiator, coving to the ceiling and picture rail.

Kitchen
10'7 x 7'11 approx (3.23m x 2.41m approx)
Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer, tiled walls and splashbacks, gas cooker point, UPVC double glazed window to the rear, rear exit door and door to:

Utility Room
7'11 x 6'2 approx (2.41m x 1.88m approx)
UPVC double glazed window to the side, plumbing for automatic washing machine, tiled floor, gas central heating boiler and door to:

Bathroom
Panelled bath with hand held shower, low flush w.c., pedestal wash hand basin, tiled walls and splashbacks, UPVC double glazed window to the side, tiled floor, coving to the ceiling and radiator.

First Floor Landing
With doors to:

Bedroom 1
12'11 x 11'11 approx (3.94m x 3.63m approx)
Two UPVC double glazed windows to the front, radiator, coving to the ceiling, feature fireplace and door to:

En-Suite
With a walk-in shower cubicle having an electric shower over, wash hand basin, low flush w.c., tiled splashbacks and tiled floor.

Bedroom 2
11'10 x 9'9 approx (3.61m x 2.97m approx)
UPVC double glazed window to the front, exposed floorboards, picture rail, radiator.

Bedroom 3
10'3 x 8' approx (3.12m x 2.44m approx)
UPVC double glazed window to the rear, storage cupboard, coving to the ceiling and radiator.

Outside
The property is set back from the road, privately enclosed by a dwarf brick wall and there is side access through a gate to the larger than average rear garden. The rear garden is Southerly facing and has a patio area to the immediate rear, garden laid to lawn, borders with mature shrubs and flowers and a garden shed at the bottom of the garden. The garden is privately enclosed with hedged and fenced boundaries.

Directions
Proceed out of Long Eaton along the main Tamworth Road continuing over the canal bridge taking the right turning into Myrtle Avenue. Continue along Myrtle Avenue whereby the property may be found set back slightly from the road about half way along on the left hand side, clearly identified by our For Sale board.
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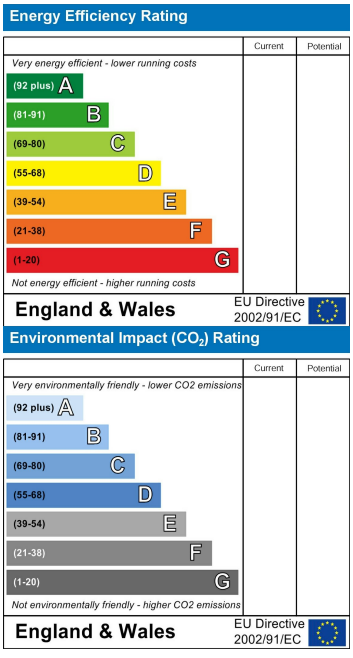

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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