Robert Ellis

look no further...

Milner Road,
Long Eaton, Nottingham
NG10 1LB

£199,950 Freehold

THIS IS A REFURBISHED VICTORIAN SEMI DETACHED PROPERTY THAT NOW OFFERS THREE BEDROOM ACCOMMODATION WHICH IS WELL POSITIONED FOR EASY ACCESS TO ALL THE AMENITIES AND FACILITIES PROVIDED BY LONG EATON TOWN CENTRE.

Being situated on this quiet road which is close to the centre of Long Eaton, this traditional bay front semi detached property provides a lovely home which will suit a whole range of buyers who are looking to live in the Long Eaton area. The property stands back behind a walled area at the front and having been recently refurbished throughout, is ready for someone to move straight into without having to carry out any work whatsoever. As people will see when they view the property, it has been totally re-wired, had a new heating system and boiler installed, had a rear reception room and kitchen opened up so it creates an open plan dining kitchen area with the kitchen having newly fitted Shaker style units and integrated appliances, the bathroom has been re-designed and newly fitted with a white suite complete with a shower over the bath and the property has been tastefully decorated and had new floor coverings fitted throughout. The property will appeal to first time buyers or someone who is looking for a property which is placed for easy access to the amenities and facilities provided by Long Eaton town centre and there is also access onto West Park which provides a lovely area to walk.

The property has a bay fronted appearance and is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having the newly installed gas central heating system and double glazing throughout. Being entered through a stylish composite front door, the accommodation includes a lounge/sitting room with a bay window to the front, the open plan living/dining kitchen area which is exclusively fitted with Shaker style units and integrated appliances and there is tiled flooring running throughout this open plan living space. There is an understairs storage cupboard and to the first floor the landing leads to the three bedrooms, the main bedroom being at the front and this has a double glazed bay window and a range of built-in wardrobes and the newly created luxurious bathroom which has a white suite complete with a shower over the bath. Outside there is a walled area at the front and a path with gates leading down the left hand side of the property to the rear garden which has been paved and is an blank canvas for a new owner to design their own outdoor living space in what is a sunny private garden at the rear of the property.

The property is only a five minute walk away from the centre of Long Eaton where there are Tesco, Asda and Aldi stores and many other retail outlets, there is the well regarded Clifford Gym and Spa which is a two minute walk from the property, there are excellent local schools within easy reach, healthcare and sports facilities which also include the West Park Leisure Centre and adjoining playing fields, there is a bridge over the Erewash Canal leading onto West Park which provides a lovely area for people to walk and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached by the Skylink bus which takes you to Castle Donington and the airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Newly fitted stylish composite front door with two inset opaque glazed panels and double glazed panel above leading into:

Lounge/Sitting Room
12' plus bay x 12' approx (3.66m plus bay x 3.66m approx)
Double glazed bay window to the front, radiator, cornice to the wall and ceiling and door with inset glazed panels leading into the inner hall and the dining/sitting room.

Inner Hallway
Off the hall there is an understairs storage cupboard which has shelving and houses the electricity meter and newly fitted electric consumer unit, tiled flooring and there is a light in this storage cupboard.

Open Plan Dining/Sitting Room
13'9 max x 12' approx (4.19m max x 3.66m approx)
This large second reception room has a double glazed windows to the rear and side, tiled flooring which extends from the inner hallway through the dining/sitting room and into the open plan kitchen, radiator, door leading to the stairs with a window at the bottom leading to the first floor, cornice to the wall and ceiling and dado rail to the walls.

Kitchen
13'3 x 7'9 approx (4.04m x 2.36m approx)
The kitchen has been completely re-fitted with Shaker style units and includes an enamel sink with a mixer tap and a four Zanussi ring hob set in a work surface which extends to three sides and has drawers, Zanussi oven, cupboards, Zanussi dishwasher and space and plumbing for an automatic washing machine below, breakfast bar/dining area with seating for two people, range of matching eye level wall cupboards with a newly fitted Ideal gas boiler being fitted in one of the wall cupboards, the gas meter is fitted in a matching eye level cupboard, Zanussi hood over the cooking area, tiling to the walls by the work surface and cooking areas, double glazed window to the rear, half opaque double glazed door with matching glazed panel above leading out to the rear garden, space for an upright fridge/freezer, feature vertical radiator and recessed lighting to the ceiling.

First Floor Landing
The landing has recessed lighting to the ceiling and a radiator.

Bedroom 1
12'2 x 12' plus bay approx (3.71m x 3.66m plus bay approx)
Double glazed bay window to the front, range of built-in wardrobes to one wall and a radiator.

Bedroom 2
11'10 x 10' approx (3.61m x 3.05m approx)
Double glazed window to the rear, radiator and built-in wardrobe/storage cupboard which also provides access to the roof space.

Bedroom 3
7'9 x 4'8 approx (2.36m x 1.42m approx)
The third bedroom would provide an ideal office or nursery and has a double glazed window to the side and a radiator.

Bathroom
The newly fitted bathroom has a white suite including a panelled bath with a mixer tap and electric Mira Sport shower over with a protective glazed screen, low flush w.c. with a concealed cistern and a pedestal wash hand basin with a mixer tap and mirror to the wall above, tiling to the walls by the bath and sink areas, large chrome ladder towel radiator, tiled flooring which matches the wall tiling, extractor fan and an opaque double glazed window.

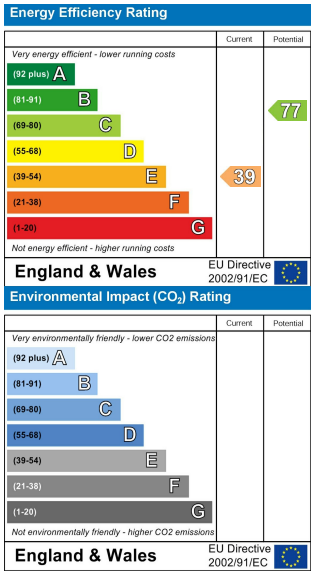
Outside
At the front of the property there is a slabbed walled area with a gate leading to the front door and to the left of the property there is a path leading through a high level gate with the path running down the side of the property where there is a second gate leading to the rear.

The rear garden is slabbed to keep maintenance to a minimum and provides a lovely blank canvas for a new owner to create their own garden within this private, sunny area. There is a wall and fencing to the left hand boundary and high level fencing to the right hand side and rear boundaries. There is an outside water supply and an external light is provided.

Directions
Proceed out of Long Eaton along Tamworth Road and at the main traffic lights by the library turn right onto Broad Street. Follow the road to the end and turn right onto Milner Road and the property can be found as identified by our for sale board.
7283AMMP

Council Tax
Erewash Borough Council Band A

Agents Notes
The EPC for this property was carried out prior to improvement works being carried out and will therefore now have a higher reading.



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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