Robert Ellis

look no further...

Kirkwhite Avenue,
Long Eaton, Nottingham
NG10 1BS

£170,000 Freehold

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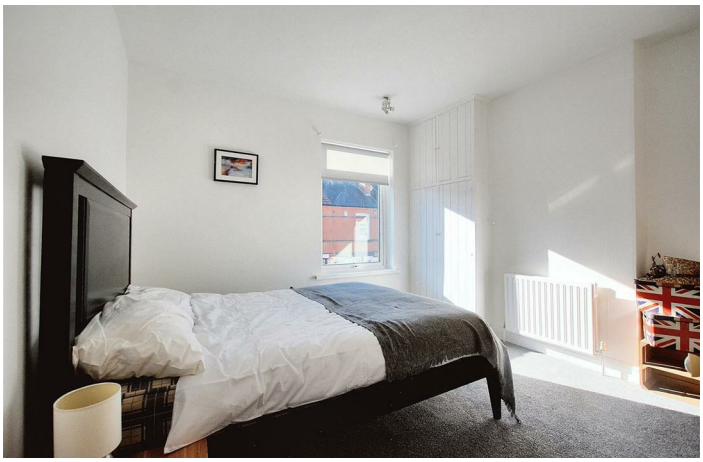
A TRADITIONAL BAY FRONTED VICTORIAN SEMI DETACHED HOUSE WHICH HAS BEEN UPGRADED AND IS READY FOR IMMEDIATE OCCUPATION.

Being located on Kirkwhite Avenue, this traditional Victorian bay fronted semi detached property provides a lovely home which will suit a whole range of buyers, from people buying their first property through to those who might be downsizing and looking for a home which is conveniently located for easy access to all the local amenities and facilities provided by the area. The property has been upgraded throughout and the garden at the rear landscaped and designed for easy maintenance and provides a lovely area to sit and enjoy outside living. For the size and layout of the accommodation and the privacy of the rear garden to be appreciated, we do recommend that interested parties do take a full inspection so they can see all that is included in this lovely home for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits of having gas central heating with a relatively new boiler which was recently installed and double glazing throughout. You enter the property through a UPVC panelled front door into the lounge/sitting room which has a bay window to the front and a feature recess in the chimney breast and there is a pine door leading to the inner hallway which in turn has an understairs storage cupboard off and leads to the sitting/dining room and from this room a pine door leads into the kitchen which is fitted with wall and base units and has integrated cooking appliances. To the first floor the landing leads to the two double bedrooms and the bathroom which has a white suite with a newly fitted electric shower over the bath. Outside there is a walled area at the front and a path leads down the left hand side of the house to a gate which takes you to the rear garden. At the rear of the property there is a concrete area leading onto a landscaped garden which has slabs and pebbled sections, all of which helps to keep maintenance to a minimum and provides a lovely place to sit and enjoy outside living. The rear garden is kept private by having walls and fencing to the boundaries and there is a brick building at the rear of the house and provides a utility area/storage facility.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco, Aldi and a recently opened Lidl store as well as many other retail outlets, there are excellent local schools within walking distance of the property, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via 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 provides good access to Nottingham, Derby and other East Midlands towns and cities.



UPVC panelled front door with inset arched glazed panel and an opaque double glazed panel above leading to:

Lounge/Sitting Room
11'7 x 10'6 plus bay approx (3.53m x 3.20m plus bay approx)
Double glazed bay window to the front with etched glazed lower panels and fitted blinds, feature recess in the chimney breast, cornice to the wall and ceiling, dado rail to the walls and pine door to:

Inner Hallway
Understairs storage cupboard housing the electric consumer unit and meter, cloaks hanging, light and two shelves are provided in the cupboard and there is carpeted flooring in the hallway.

Sitting/Dining Room
11'7 x 11'9 approx (3.53m x 3.58m approx)
Double glazed window with a fitted blind to the rear, feature Adam style fireplace with an electric coal effect fire, pine doors to the kitchen and to the stairs which lead to the first floor with there being a double glazed window on the bottom of the stairs and carpeted flooring to this room and the stairs.

Kitchen
11'7 x 6'7 approx (3.53m x 2.01m approx)
The kitchen is fitted with hand painted units and has a stainless steel sink with a mixer tap and a four ring hob set in a work surface which extends to three walls and has shelving, space for an automatic washing machine, cupboards, space for both a fridge and freezer, oven, drawers and space for a bin below, matching eye level wall cupboards and shelving, hood over the cooking area, double glazed window with fitted blind, radiator and half opaque double glazed door leading out to the rear of the property.

First Floor Landing
Radiator, carpeted flooring and pine doors leading to:

Bedroom 1
11'7 x 10'6 approx (3.53m x 3.20m approx)
Double glazed window with a fitted blind to the front, double radiator, double built-in wardrobe and pine door providing access to a built-in storage cupboard/wardrobe, from which there is access to the attic.

Bedroom 2
11'9 x 8'8 approx (3.58m x 2.64m approx)
Double glazed window with a fitted blind to the rear, radiator and double built-in wardrobe.

Bathroom
11'7 x 6'7 approx (3.53m x 2.01m approx)
The bathroom has a white suite including a panelled bath with a new Triton electric shower over, boarding to two walls and a protective glazed screen, low flush w.c., pedestal wash hand basin with splashback, opaque double glazed window with a fitted blind, radiator and airing/storage cupboard.

Outside
At the front of the property there is a concrete walled area to the front door and to the left of the house there is a pathway which leads through a gate to the rear garden.

The rear garden has been landscaped with a concrete area to the immediate side of the house leading onto a paved and pebbled garden which provides a lovely area to sit and enjoy outside living during the warmer months and the garden is kept private by having walls and fencing to the boundaries, there is an outside light and an outside water supply provided.

Utility/Store
At the rear of the property there is a brick building which houses the newly installed wall mounted Logic boiler, there is plumbing and space for an automatic washing machine and a work surface with cupboards and drawers below.

Directions
Proceed out of Long Eaton along Tamworth Road and turn left into St Johns Street after the fire station, left again into Kirkwhite Avenue and the property can be found on the right as identified by our for sale board.
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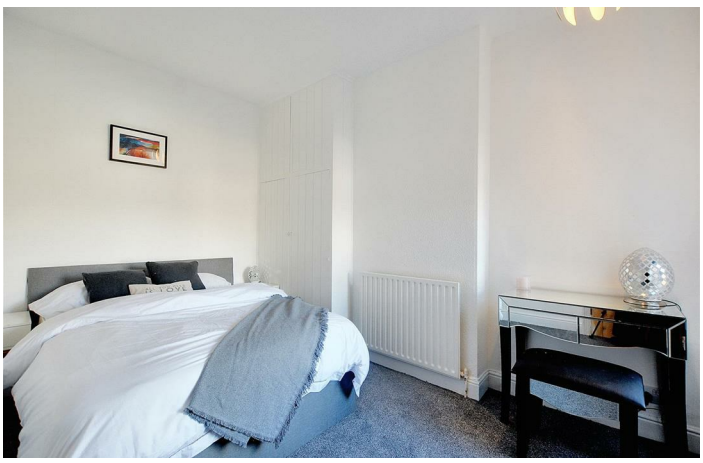
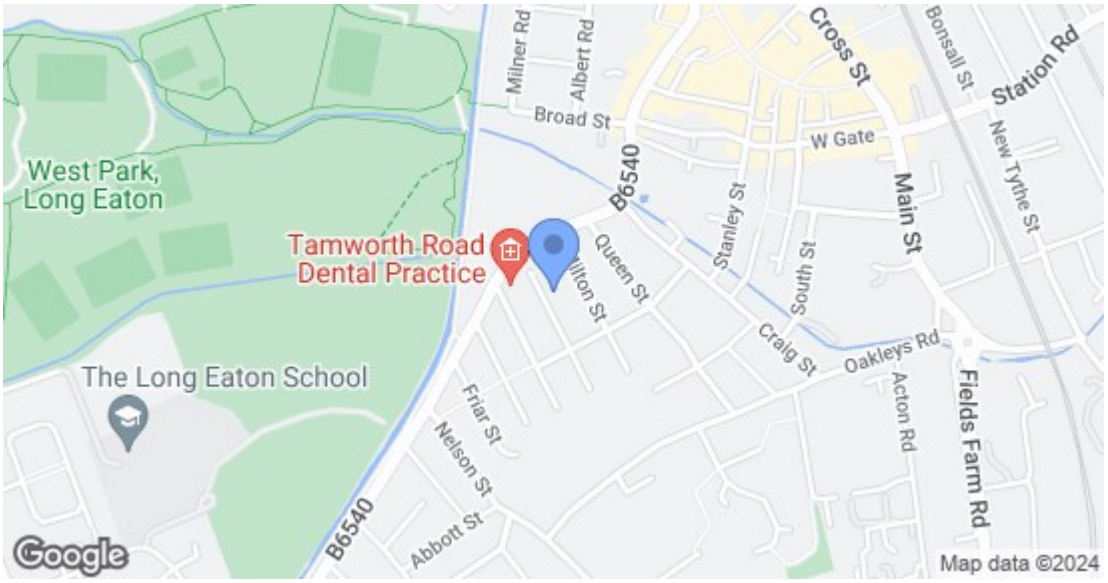
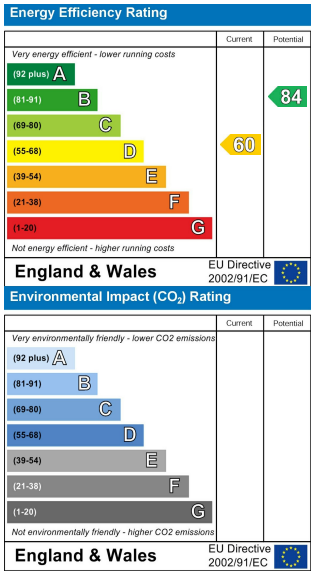
Council Tax
Erewash Borough Council Band A







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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