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look no further...



Ruskin Avenue,
Long Eaton, Nottingham
NG10 3LD

£230,000 Freehold

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IDEAL PROJECT! A SUPERB THREE BEDROOM DOUBLE FRONTED DETACHED HOME BOASTING ORIGINAL FEATURES, WITH A LARGE GARDEN WHICH IS BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN IN NEED ON UPGRADING!

Being situated on a Ruskin Avenue, this three/four bedroom double fronted detached house is bursting with period features such as Minton tile flooring, coving and corning. In need of modernisation and upgrading, this spacious family home close to amenities, schools and transport links would make an ideal project. With two separate reception rooms, kitchen diner to the rear and a utility room. There is a large, enclosed garden to the rear which garden-lovers would enjoy.

The property is constructed of brick to the external elevations under a pitch tiled roof and the spacious accommodation included derives the benefits of gas central heating. In brief the accommodation includes a reception hall which has feature Minton tiled floor, lounge which is positioned at the front of the house with the dining room on the opposite side, an open plan kitchen diner with a fitted breakfast kitchen which has integrated appliances. There is also a separate utility room with plumbing and space for washing machine and tumble drier. To the first floor the landing leads to three/four bedrooms and a bathroom which has a period-styled three piece suite complete with a shower as well as a corner shower. Outside there is a walled garden to the front and a path running down the right hand side though a gate to the rear. At the rear of the property the garden which is spacious but needs someone green-fingered to bring it back to life. The traditional property must be viewed to be appreciated!

Being located on Ruskin Avenue, the property is within a few minutes drive of the ASDA and Tesco superstores and other retail outlets found in Long Eaton town centre, there are health care and sports facilities, excellent local schools for all ages and transport links which include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

2'6 × 5'8 approx (0.76m × 1.73m approx)

Open porch with a ceiling light, Minton tiled floor and door to:

Entrance Hall

5'7 × 9'1 approx (1.70m × 2.77m approx)

Wooden panelled door to the front, Minton tiled flooring, coving, ceiling light, double radiator, large understairs cupboard, stairs with original panelling and doors to.

Lounge

11'7 × 12'8 approx (3.53m × 3.86m approx)

Wooden sash window to the front, floorboards, ceiling light, radiator, coving, original fireplace and a TV point.

Dining Room

14'8 × 11'8 approx (4.47m × 3.56m approx)

Wooden sash window to the front, laminate flooring, ceiling light and rose, TV point, original fireplace and surround.

Kitchen

10' × 11'9 approx (3.05m × 3.58m approx)

Wooden sash windows to the rear and side, wooden door to the rear garden, radiator, ceiling light, wall, drawer and base units to three walls with work surfaces over, built-in cooker, five ring gas hob and extractor over, sink and drainer, space for a washing machine, tiled splashback and door to:

Utility Room

5'5 × 10' approx (1.65m × 3.05m approx)

Wooden sash window to the rear, vinyl flooring, wall and base units with work surface over, spaces for a washing machine and fridge. Wall mounted boiler.

First Floor Landing

8'9 × 5'7 approx (2.67m × 1.70m approx)

Ceiling light, floorboards and carpet to one side, doors to:

Bedroom 1

12'8 × 12'5 approx (3.86m × 3.78m approx)

Wooden sash window to the front, floorboards, ceiling light, radiator and fireplace.

Bedroom 2

12'8 × 11'5 approx (3.86m × 3.48m approx)

Wooden sash window to the front, floorboards, radiator, two ceiling lights and original fireplace.

Bedroom 4

5'7 × 5'7 approx (1.70m × 1.70m approx)

Feature stained glass window to the front, floorboards, ceiling light, radiator and loft access hatch.

Second Landing

2'8 × 9'3 approx (0.81m × 2.82m approx)

Carpeted flooring, ceiling light and doors to bedroom 3 and the bathroom.

Bedroom 3

12' × 7'4 approx (3.66m × 2.24m approx)

Wooden sash window to the rear, laminate flooring, ceiling light, original fireplace and a radiator.

Bathroom

10' × 5'5 approx (3.05m × 1.65m approx)

Wooden sash window to the rear, tiled floor, part panelled walls, double radiator, ceiling light, low flush w.c., pedestal wash hand basin, free standing bath, enclosed corner shower cubicle with electric shower.

Directions

Proceed out of Long Eaton along Tamworth Road and at the island turn right into Wilsthorpe Road. Turn third left into Ruskin Avenue and the property can be found on the right hand side.

8759AMJG

Council Tax

Erewash Borough Council Band C

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 40mbps Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

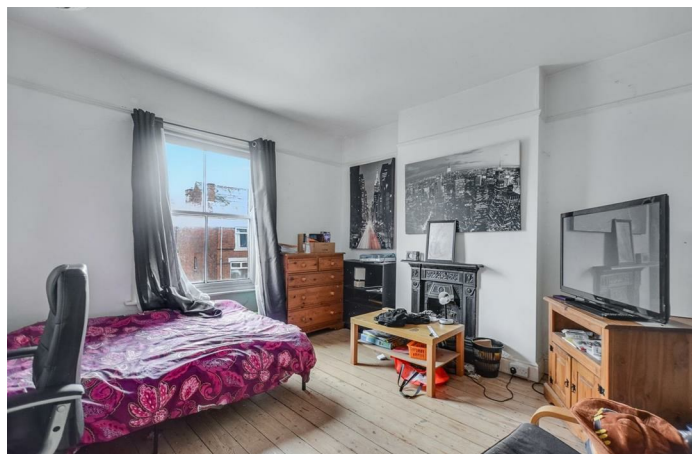
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Outside

To the front the property sits back from the road behind a brick wall with a path to the front door. To the rear there is a large garden which has an air-raid shelter and is fully enclosed.



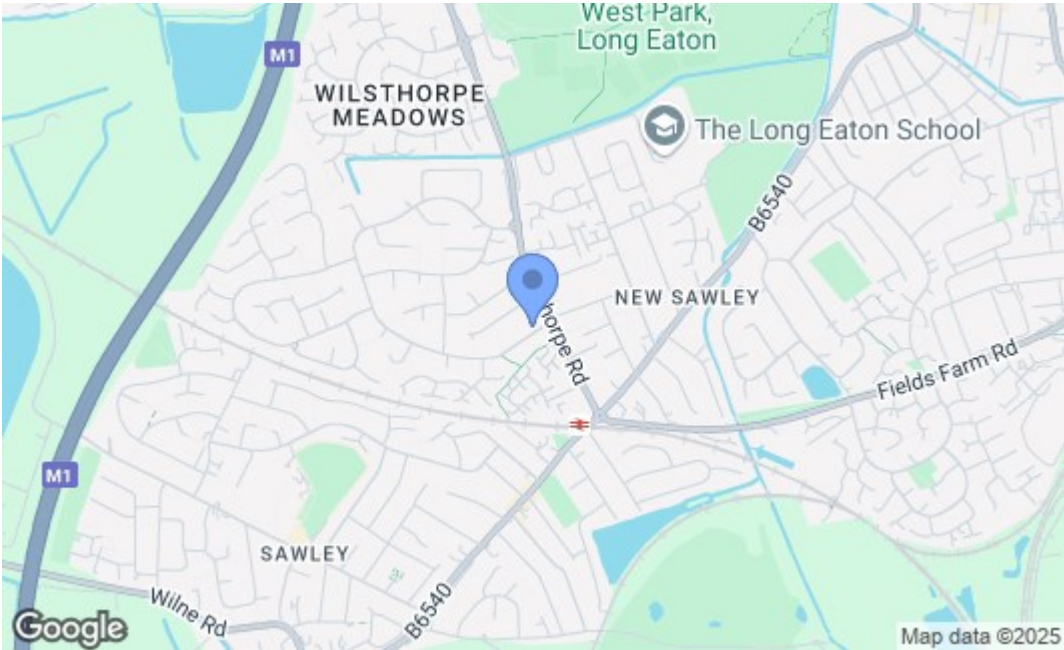
GROUND FLOOR



1ST FLOOR



Whilst 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.