Robert Ellis

look no further. . .

Acton Road,
Long Eaton, Nottingham
NG10 1FR

£185,000 Freehold

0115 946 1818

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Robert Ellis are pleased to bring to the market this deceptively spacious three bedroom end terrace property which benefits from off street parking and a large enclosed rear garden, an internal viewing is highly recommended to fully appreciate the size and space on offer. The property is found close to local amenities and facilities provided by Long Eaton including being within walking distance of the town centre. The property benefits from modern conveniences such as double glazing and electric heating and will be an ideal first time buyer or investment opportunity.

The property is constructed of brick to the external elevation all under a pitched tiled roof and briefly comprises of a lounge, dining room that flows through onto the extended kitchen at the rear with patio doors to the rear garden. To the first floor there are three bedrooms and bathroom with a modern white three piece suite. Outside the property has great stance from the road, there is the benefit of off street parking and steps to the front door. The rear garden benefits from an astroturf decked terrace, garden path leading to a shed to the rear boundary, planted borders and shed to the side of the property. The garden can be accessed via the side gate, UPVC door to the side or French doors to the rear.

The property is within easy reach of the amenities and facilities offered by Long Eaton town centre which include the Asda and Tesco superstores and numerous other retail outlets found along the high street, there are health care and sports facilities along with excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 to Nottingham and Derby.

Dining Room
12'8 x 10'8 approx (3.86m x 3.25m approx)
UPVC double glazed window to the front and electric storage heater.

Lounge
12'8 x 11'6 approx (3.86m x 3.51m approx)
Double glazed window to the rear and electric storage heater, electric fireplace with surround.

Kitchen
14'9 x 7'8 approx (4.50m x 2.34m approx)
Located to the rear there are wall and base units with roll edged work surface over, space for free standing washing machine, fridge freezer and dishwasher, electric oven, composite sink, UPVC double glazed window to the side, French doors and double glazed window to the rear.

First Floor Landing
Electric heater and access to:

Bedroom 1
12'7 x 10'7 approx (3.84m x 3.23m approx)
Double glazed window to the front, overstairs storage cupboard.

Bedroom 2
11'5 x 9'7 approx (3.48m x 2.92m approx)
Double glazed window to the rear.

Bedroom 3
7'8 x 6'9 approx (2.34m x 2.06m approx)
Double glazed window to the rear and electric heater.

Bathroom
7'7 x 7'3 approx (2.31m x 2.21m approx)
Comprising of a panelled bath with mixer tap and shower over, vanity wash hand basin, low flush w.c., electric towel radiator, obscure double glazed window to the side, part tiled walls, storage cupboard housing the immersion heater.

Outside
The property has great stance from the road with the benefit of off street parking and side access to the rear. The rear garden is of a generous size and comprises of an astroturf decked terrace, two garden sheds, one to the rear and the other to the side, planted borders and decorative stone chippings throughout.

Directions
Proceed out of Long Eaton along Waverley Street and at the traffic island by the Tappers Harker pub take the fourth turning onto Oakleys Road, left onto Acton Road and the property can be found on the left hand side as identified by our for sale board.
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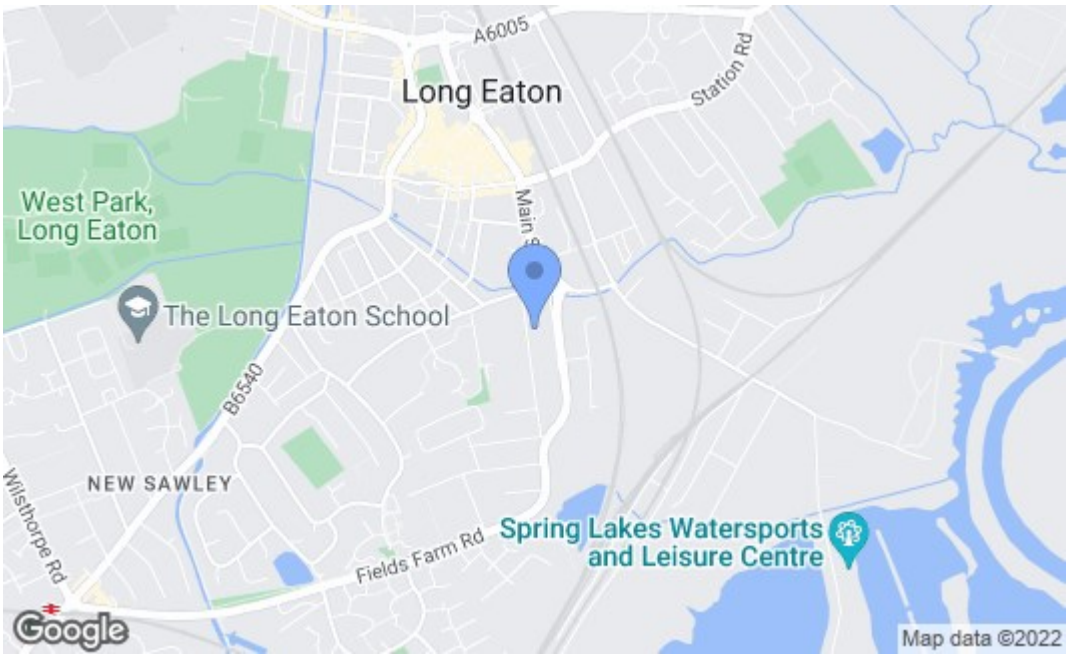

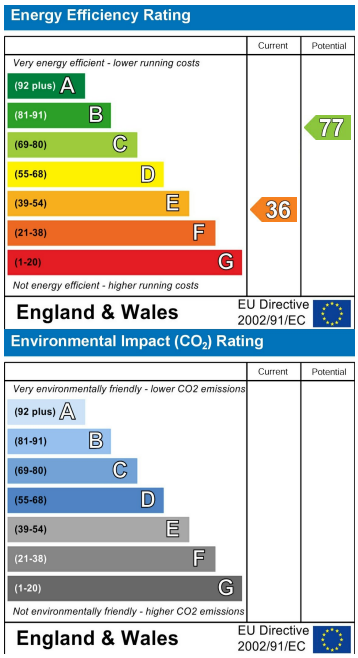

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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