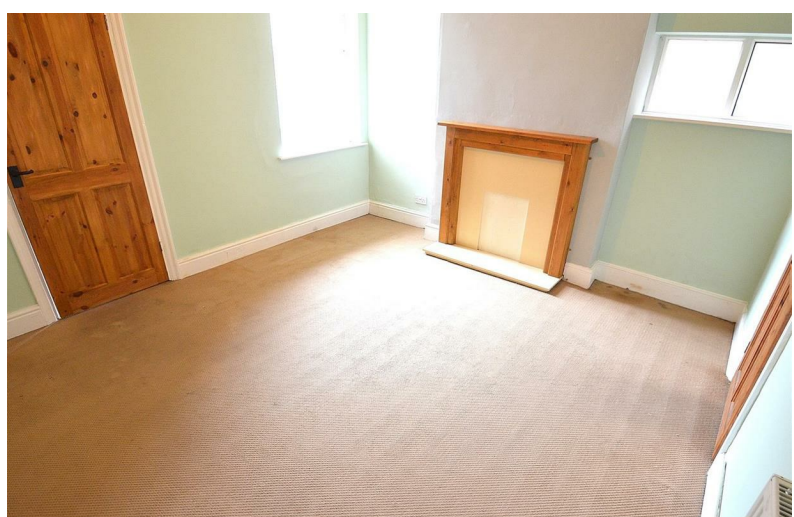


Robert Ellis

look no further...



46 Albert Road,
Long Eaton, Nottingham
NG10 1JZ

£149,950 Freehold

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A DECEPTIVELY SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY SITUATED IN THE HEART OF LONG EATON WITH THE BENEFIT OF NO UPWARD CHAIN.

It gives Robert Ellis great pleasure to bring to the market this spacious THREE BEDROOM traditional semi detached property which is located in the heart of Long Eaton within walking distance of the many local amenities, shops, transport links and facilities that Long Eaton has to offer. The property provides good size accommodation throughout and we feel this particular home will suit a wide range of potential purchasers from families, couples or even those in search of a home with a good potential rental return in a prime letting location. An early internal viewing comes highly recommended.

The property is constructed of brick to the external elevations all under a tiled roof and derives the benefits of modern conveniences such as GAS CENTRAL HEATING and DOUBLE GLAZING. In brief the accommodation comprises entrance hallway, bay front lounge, spacious dining room to the rear, kitchen and to the first floor there are three bedrooms and a bathroom. Outside there is a low maintenance walled boundary to the front, side access to the courtyard at the rear.

The property is within easy reach of all the local amenities provided by Long Eaton which include the Asda and Tesco superstores and numerous other retail outlets, schools for all ages, health care and sports facilities including the Trent Lock Golf Club and excellent transport links including junctions 24 and 25 of the M1 motorway, Long Eaton train station, East Midlands Airport and the A52 providing good access links to both Nottingham and Derby.



Entrance Hall

9'6" x 6'8" approx (2.9m x 2.04m approx)

Front entrance door tiled flooring, radiator, stairs to the first floor and door to understairs storage cupboard with area for cloaks and housing the consumer box and electric meter. Doors to:

Lounge

47m x 396m approx (14.33mm x 120.70mm approx)

Double glazed bay window to the front with additional small double glazed window to the front, radiator.

Dining Room

13'7" x 12'6" approx (4.15m x 3.83m approx)

Double glazed window to the rear, radiator, chimney breast with recess alcove either side and door to:

Kitchen

10'5" x 8'6" approx (3.2m x 2.6m approx)

With a range of wall and base units, roll edged work surfaces with tiled splashbacks, sink and drainer with mixer tap, electric oven and gas hob with extractor hood over, space for washing machine and fridge freezer, double glazed window and door to the side.

First Floor Landing

Split landing with radiator and hatch to loft.

Bedroom 1

13'2" x 12'11" approx (4.03m x 3.95m approx)

Two double glazed windows to the front, radiator.

Bedroom 2

10'8" x 8'6" opening to 12'7" approx (3.27m x 2.61m opening to 3.84m approx)

Double glazed window to the rear, radiator.

Bedroom 3

10'5" x 8'2" approx (3.19m x 2.5m approx)

Double glazed window to the rear, radiator.

Bathroom

10'5" x 5'2" approx (3.2m x 1.6m approx)

A white suite comprising panelled bath with shower over, tiled splashbacks and glass privacy screen, pedestal wash hand basin, radiator and low flush w.c., opaque double glazed window to the side.

Outside

There is a low maintenance front with low wall boundary, side access via a gate to the rear courtyard having a walled boundary, area laid to lawn with flowers and shrubbery borders and a patio area.

Directions

The property is best approached by leaving Long Eaton Green on the Tamworth Road towards the railway station. At the traffic lights with Broad Streets adjacent to the Library, turn right and immediately right again after the flats into Albert Road. The property will be found on the left hand side identified by our sign board.

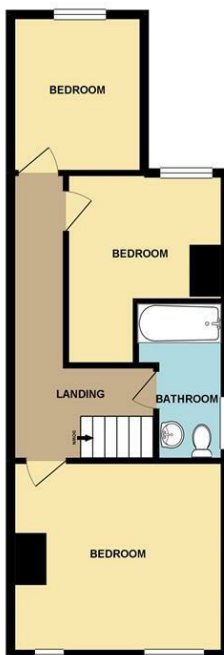
5138AMNB



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		84
(69-80) C		
(55-68) D	61	
(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		81
(69-80) C		
(55-68) D	53	
(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.