Robert Ellis

look no further...

Granville Avenue,
Long Eaton, Nottingham
NG10 4HB

£150,000 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A TWO BEDROOM SEMI DETACHED HOUSE OFFERING WELL PRESENTED ACCOMMODATION THROUGHOUT.

Robert Ellis are delighted to bring to the market this first time buyers dream home. It's a two bedroom home with spacious accommodation throughout, having been modernised throughout and a new owner can simply move straight in without having to do any work. Situated within walking distance of Long Eaton town centre there is easy access to various amenities and schools and is positioned perfect for commutes to nearby towns and cities as there is great access to the M1 and A52 road networks.

The property is a traditional semi detached house that is constructed of brick to the external elevation all under a pitched tiled roof and it derives the modern benefits of gas central heating and double glazing throughout. The accommodation briefly comprises of a large living room that flows through to the dining room with French doors to the rear garden and an opening into the kitchen. To the first floor there are two double bedrooms and bathroom which comprises of a four piece white suite with free standing roll top bath. Outside the property has a low maintenance rear garden with pebbled decorative stones and astroturf lawn.

The property is within easy reach of the Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields and there are excellent transport links which include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and there is the A52 and other main roads all of which provide good access to both Nottingham and Derby and other East Midlands towns and cities.

Living Room
12'5 x 12'5 approx (3.78m x 3.78m approx)
UPVC double glazed door and window to the front, laminate flooring and radiator.

Dining Room
12'5 x 12'5 approx (3.78m x 3.78m approx)
Radiator, ceiling rose and coving, French doors to the rear garden, feature wood flooring and opening to:

Kitchen
9'2 x 7' approx (2.79m x 2.13m approx)
This modern kitchen comprises of wall and base units with roll edged work surface over, inset 1½ bowl sink and drainer, electric oven and hob with extractor hood over, free standing washing machine, integral fridge freezer, double glazed window to the side.

First Floor Landing
With doors to:

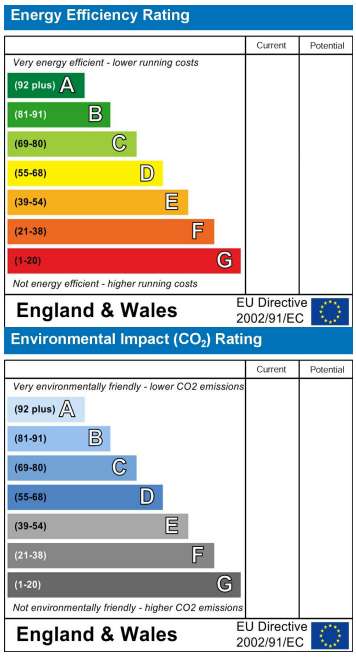
Bedroom 1
12'5 x 12'5 approx (3.78m x 3.78m approx)
UPVC double glazed window to the front, overstairs storage cupboard and radiator.

Bedroom 2
9'4 x 9'2 approx (2.84m x 2.79m approx)
UPVC double glazed window to the rear, radiator.

Bathroom
13'2 x 7' approx (4.01m x 2.13m approx)
Comprising of a four piece suite with roll top bath, low flush w.c., shower enclosure and wash hand basin, dual aspect obscure double glazed windows to the side and rear, splashbacks, tiled flooring and radiator.

Outside
The rear garden is a fantastic asset to the property with low maintenance decorative stone chippings, astroturf and planted and dug borders with miscellaneous shrubs and bushes, walled and fenced boundaries, access to a shed. The garden can be accessed from the French doors in the dining room or via the side alley.

Directions
Proceed out of Long Eaton along Derby Road and over the canal bridge and turn right into Granville Avenue. Continue along and the property can be found on the right as identified by our 'for sale' board.
6733AMLT



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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818