Robert Ellis

look no further...

Chesterfield Avenue,
Long Eaton, Nottingham
NG10 2DT

O/I/R £220,000 Freehold

THIS SEMI DETACHED HOUSE IS OFFERED FOR SALE WITH NO UPWARD CHAIN AND IS LOCATED CLOSE TO ALL AMENETITIES AND IS ON A CUL DE SAC. THIS WOULD APPEAL TO BUYERS THAT ARE LOOKING FOR A PROPERTY TO IMPROVE AND UPDATE AND CREATE THEIR IDEAL HOME.

There is an open storm porch to the front of the property and entrance door opening into the hallway with stairs rising to the first floor and door leading to the living room. The living room is a good size and benefits from a walk in bay window to the front elevation and feature fireplace. There is an understairs storage cupboard which houses the electrical consumer unit. The property has had a single storey extension to the rear which results in a larger kitchen and bathroom. The kitchen diner is therefore a good size and this is where the wall mounted Glow Worm central heating boiler is located. There is door access to the rear garden and door leading to the bathroom. There is a three piece bathroom suite with a shower over the bath with shower screen and a useful storage cupboard. To the first floor there are three bedrooms, two are double and the the third is a single bed size. To the front of the property there is a block paved driveway providing useful off road parking and access to the rear. The rear garden is a great size and is private and mainly laid to lawn.

The property is within easy reach of the Asda, Tesco, Lidl and Aldi stores and many other retail outlets found in the centre of Long Eaton, there are excellent schools for all ages within easy reach of the house, healthcare and sports facilities which includes the well regarded Clifford Gym in the centre of Long Eaton and West Park Leisure Centre and adjoining playing fields also being only a short drive away, walks at Meadow Lane and along the banks of the River Trent which leads to Attenborough Nature Reserve and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other mains roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Porch
Open storm porch with a composite entrance door having a decorative double glazed light panel within.

Entrance Hall
Stairs to the first floor, wall mounted electric heater and door to:

Living Room
13'1" into recess x 11'11" plus bay (4.01m into recess x 3.65m plus bay)
UPVC double glazed bay window to the front, radiator, feature fireplace with gas point having a timber surround, tiled hearth and inset. Door to the understairs storage cupboard having a timber framed single glazed obscure window to the side and houses the electric consumer unit. Door to:

Kitchen Diner
11'5" x 15'0" approx (3.49m x 4.58m approx)
UPVC double glazed window to the rear, half UPVC panel and obscure double glazed door to the side, kitchen area with a mixer of wall, base and drawer units with laminate work surface over, 1¼ stainless steel sink and drainer with chrome mixer tap, tiled splashbacks, plumbing and space for a washing machine and dishwasher, space for a tall fridge freezer, point for an electric oven, wall mounted Glow Worm boiler, radiator and door to:

Bathroom
14'10" max x 6'2" approx (4.53m max x 1.90m approx)
Obscure UPVC double glazed window to the rear, three piece suite comprising of a low flush w.c., pedestal wash hand basin with chrome taps, bath with Triton electric shower with folding shower screen and tiled splashbacks, extractor fan, radiator and airing/storage cupboard housing the central heating controls, hot water cylinder and header tank.

First Floor Landing
Original timber framed, single glazed obscure window to the side, radiator and doors to:

Bedroom 1
13'1" x 10'6" approx (3.99m x 3.21m approx)
Two UPVC double glazed windows to the front, picture rail and radiator.

Bedroom 2
8'5" x 9'8" approx (2.59m x 2.95m approx)
UPVC double glazed window to the rear, coving and a radiator.

Bedroom 3
6'7" x 10'7" approx (2.03m x 3.24m approx)
UPVC double glazed window to the rear, loft access hatch and a radiator.

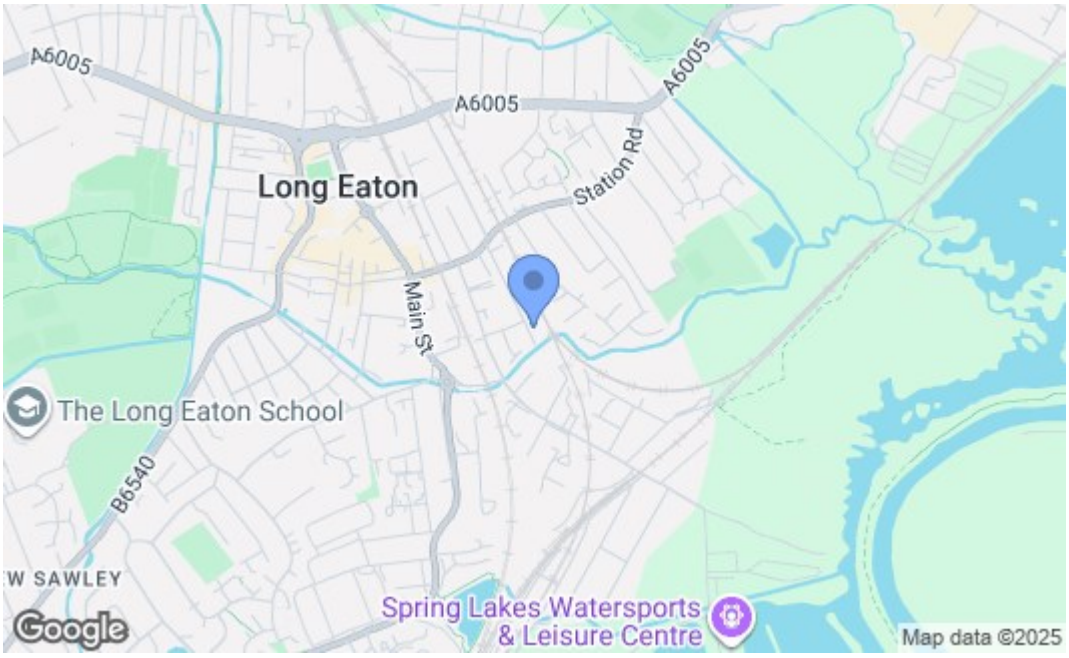
Outside
To the front of the property there is a block paved driveway providing off road parking for approx. two vehicles, block paved path providing access to the timber gate and onto the rear.

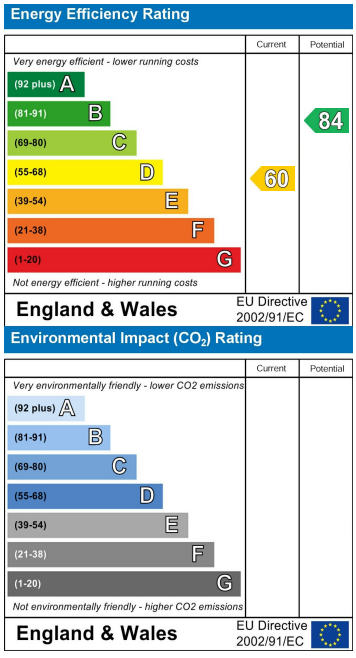
The rear garden is approx. 28m (91ft) and is laid mainly to lawn, two timber sheds, low level wooden fence to the boundary and a paved patio seating area.

Directions
Proceed out of Long Eaton along Nottingham Road and take the right turning into Conway Street and continue to the end and into Chesterfield Avenue.
8836AMMH

Council Tax
Erewash Borough Council Band A

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 15mbps Superfast 74mbps Ultrafast 1800mbps
Phone Signal – EE, 02, 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





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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