Robert Ellis

look no further...

Acton Road,
Long Eaton, Nottingham
NG10 1FR

O/I/R £180,000 Freehold

A THREE BEDROOM MID TERRACE PROPERTY THAT IS BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property that boasts spacious accommodation throughout and is ready for immediate occupation. The property has been recently refurbished having a new kitchen and bathroom, re-decorated and new flooring. Being found close to local amenities and facilities the town has to offer and within walking distance of Long Eaton town centre, an early internal viewing is a must to fully appreciate the accommodation on offer.

The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of a lounge, separate dining room and large kitchen with door onto the rear garden. To the first floor there are three bedrooms and family bathroom. Outside the property is set back from the road with steps to the front entrance door and there is a good size garden to the rear.

The property is located within easy reach of the Asda and Tesco superstores and numerous other retail outlets found along the high street, schools for all ages, health care and sports facilities and excellent transport links including J25 of the M1, Long Eaton Station, East Midlands Airport and the A52 providing direct access to Nottingham and Derby. Contact the office to arrange your viewing today.

Lounge
12'6 x 10'8 approx (3.81m x 3.25m approx)
Newly UPVC double glazed window to the front, front entrance door, radiator, telephone and TV points, electric fire with brick surround and hearth, glazed window to the stairs and door to:

Dining Room
12'6 x 11'5 approx (3.81m x 3.48m approx)
New UPVC double glazed window to the rear, electric fire with brick surround and hearth, radiator, coving to ceiling and door to understairs storage cupboard.

Kitchen
15'8 x 8'4 approx (4.78m x 2.54m approx)
Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with mixer tap over, gas cooker, gas central heating boiler, tiled floor, appliance space, plumbing for automatic washing machine, two UPVC double glazed windows to the rear, tiled walls and splashbacks and breakfast bar.

First Floor Landing
Radiator and doors to:

Bedroom 1
12'6 x 10'8 approx (3.81m x 3.25m approx)
UPVC double glazed bay window to the front, radiator, TV point, door to overstairs storage cupboard with hanging rail and access to the loft.

Bedroom 2
11'5 x 9'5 approx (3.48m x 2.87m approx)
UPVC double glazed window to the rear, radiator.

Bedroom 3
8'8 x 7'8 approx (2.64m x 2.34m approx)
UPVC double glazed window to the rear, radiator. There is scope to enlarge this room if the storage cupboard was removed.

Bathroom
A white three piece suite comprising of a panelled bath with shower from the mains, low flush w.c., wash hand basin with vanity cupboard under, tiled walls and splashbacks, radiator, UPVC double glazed window to the side.

Outside
The property is set back from the road having a low maintenance front garden with steps to the front door, privately enclosed with a walled boundary and gate. To the rear the garden has been landscaped having a patio area immediate to the property leading onto a gravelled area and there is a garden shed to the bottom, the garden is privately enclosed with fenced boundaries with a gate giving access for the bins.

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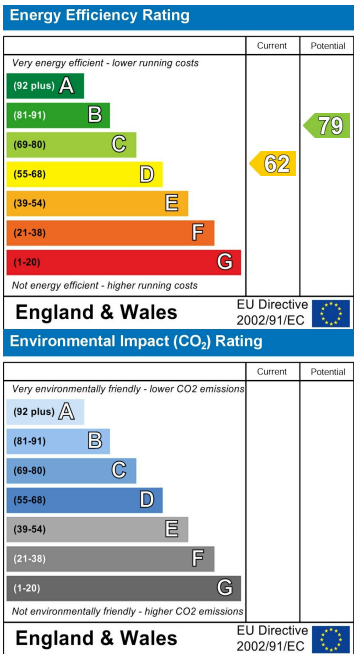

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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