Robert Ellis

look no further...

Kirkwhite Avenue,
Long Eaton, Nottingham
NG10 1BS

£159,950 Freehold

0115 946 1818

/robertellisestateagent @robertellisea

A TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property that would ideally suit the first time buyer, buy to let investor or someone looking to downsize. Found close to the heart of Long Eaton in a cul-de-sac position and within walking distance of many local amenities, shops and services that Long Eaton has to offer, an internal viewing is highly recommended to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing. In brief the accommodation comprises of a through lounge/dining room, kitchen, utility room and ground floor w.c. There is a spiral staircase to the first floor where there are two double bedrooms and a large family bathroom. Outside the property is set back from the road and has its own access to the rear garden which has been designed for low maintenance and is privately enclosed.

Being situated on Kirkwhite Avenue the property is found within walking distance of the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages within walking distance, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby.

Lounge
26'4 x 11'6 approx (8.03m x 3.51m approx)
UPVC double gazed bay window to the front, two radiators, composite front entrance door, TV and telephone points, laminate floor, electric fire, spiral staircase to the first floor and open to:

Dining Area
UPVC double glazed window to the rear, laminate floor, radiator and door to:

Kitchen
11'7 x 6'7 approx (3.53m x 2.01m approx)
Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer with swan neck mixer tap over, appliance space, tiled walls and splashbacks, radiator, gas cooker space, UPVC double glazed window and rear exit door and door to:

Utility Room
7'2 x 6'4 approx (2.18m x 1.93m approx)
Gas central heating boiler, plumbing for washing machine, UPVC double glazed window to the side, radiator and door to:

Ground Floor w.c.
Low flush w.c., tiled walls and splashbacks, UPVC double glazed window to the side.

First Floor Landing
Doors to:

Bedroom 1
11'11 x 12'12 approx (3.63m x 3.66m approx)
UPVC double glazed window to the front, radiator, access to the loft and TV point.

Bedroom 2
11'9 x 9'2 approx (3.58m x 2.79m approx)
UPVC double glazed window to the rear and radiator.

Bathroom
11'8 x 6'9 approx (3.56m x 2.06m approx)
Three piece suite comprising of a panelled bath with shower from the mains, low flush w.c., wash hand basin, tiled walls and splashbacks, radiator, spotlights, storage cupboard, chrome heated towel rail and UPVC double glazed window to the rear.

Outside
The property is set back from the road, privately enclosed with wall and fenced boundaries. There is access to the side leading to a privately enclosed rear garden which has been designed for low maintenance with a patio area, decking and gravel, ideal for seating. The garden is privately enclosed with walled and fenced boundaries and there is an outside tap.

Directions
Proceed out of Long Eaton along Tamworth Road and turn left into St Johns Street after the fire station, left again into Kirkwhite Avenue and the property can be found on the right as identified by our for sale board.
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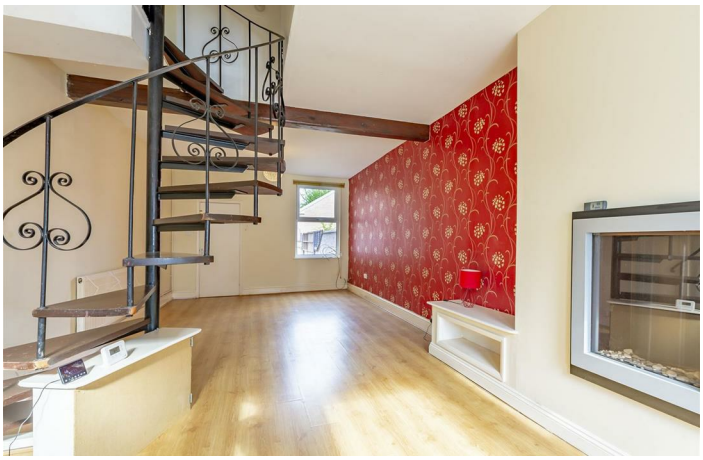
Council Tax
Band A - £1315



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 mis-statement. 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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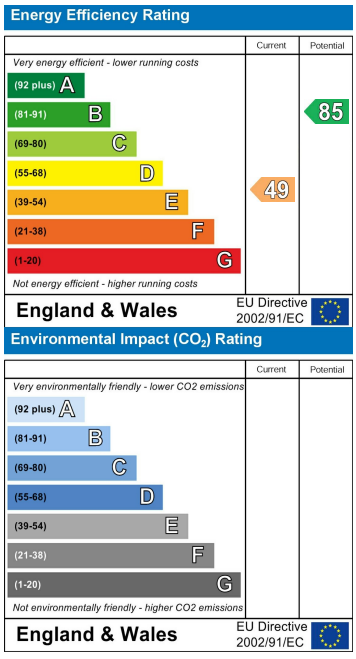

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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