Robert Ellis

look no further...

Granville Avenue,
Long Eaton, Nottingham
NG10 4HA

£170,000 Freehold

0115 946 1818

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A TWO BEDROOM SEMI DETACHED HOUSE WITH A LARGE ENCLOSED GARDEN.

Robert Ellis are pleased to be instructed to market this well presented two bedroom semi detached home. The property would be suitable to first time buyers, investors, families and people looking to downsize.

The property is constructed of brick and benefits from gas central heating and double glazing (except the dining room window and rear door). The property has also had a new front door and windows to the lounge, bedrooms and bathroom only two years ago. In brief the accommodation comprises of an entrance lounge, dining room with understairs storage cupboard and kitchen with rear door to the garden. To the first floor the landing leads to the two bedrooms and family bathroom where there is a four piece suite. Outside to the side there is access into the rear garden which boasts a lawn, mature flower beds, pergola, decking and storage shed with power and lighting.

The property is found only a few minutes walk away from Long Eaton town centre where there are Asda, Tesco and Aldi stores and many other retail outlets, there are healthcare and sports facilities which includes the well regarded Clifford Gym and West Park Leisure Centre and adjoining playing fields, there are schools for all ages within walking distance of the property and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

Lounge
12'1 x 11'7 approx (3.68m x 3.53m approx)
Two UPVC double glazed window to the front x2, UPVC double glazed front door, radiator, carpeted flooring, gas fire and ceiling light.

Dining Room
12'1 x 11'7 approx (3.68m x 3.53m approx)
Single glazed wooden sash window to the rear, built-in storage cupboard, radiator, ceiling light and carpeted flooring.

Kitchen
14'1 x 6'6 approx (4.29m x 1.98m approx)
UPVC double glazed windows to the rear and side, single glazed wooden rear door to the garden, tiled flooring, wall, base and drawer units with work surface over and inset sink and drainer, space for a dishwasher, space for a washing machine, integrated electric oven, gas hob and extractor fan over, space for a fridge freezer and ceiling light.

First Floor Landing
Carpeted flooring, radiator and ceiling light.

Bedroom 1
11'7 x 12'1 approx (3.53m x 3.68m approx)
UPVC double glazed window to the front, built-in storage cupboard over the stairs, radiator, carpeted flooring and ceiling light.

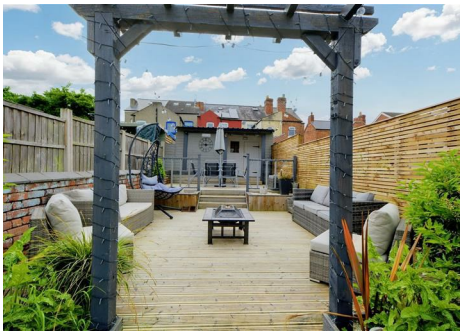
Bedroom 2
8'7 x 8'9 approx (2.62m x 2.67m approx)
UPVC double glazed window to the rear, laminate flooring, radiator and ceiling light.

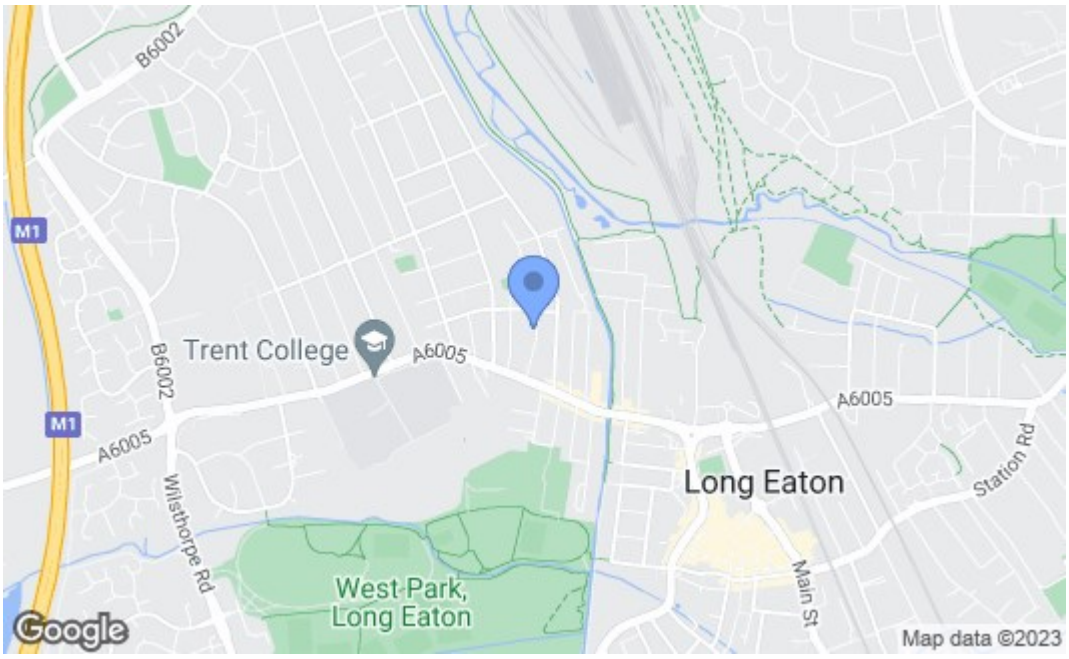
Bathroom
6'7 x 13'6 approx (2.01m x 4.11m approx)
Obscure UPVC double glazed window to the rear, tiled flooring, corner bath, low flush w.c., single enclosed shower cubicle, pedestal wash hand basin, heated towel rail and ceiling light.

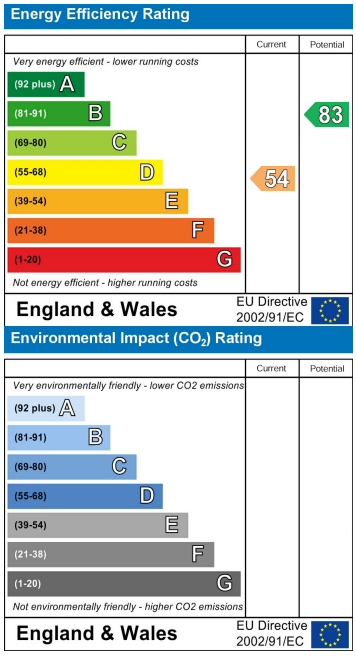
Outside
The garden has a storage shed with power and lighting, pergola, decking, access from the side, lawn and mature flower beds.

Directions
Proceed out of Long Eaton along Derby Road and over the canal bridge and turn right into Granville Avenue and the property can be identified by our for sale board.
7389AMRS

Council Tax
Erewash Borough Council Band A







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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