



Acton Road,  
Long Eaton, Nottingham  
NG10 1FR

**£219,950 Freehold**



A SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a traditional property that is ready for you to stamp your own mark on it as it does require some cosmetic upgrade. There are many traditional features with the minton tiled floor being in the hallway, cornice to the ceilings and exposed floorboards in some of the rooms. The property benefits from modern conveniences such as gas central heating and double glazing, majority being replaced and the main bay window was replaced five years ago. The roof was also replaced two years ago. The property is conveniently situated within walking distance of Long Eaton town centre, the train station and local primary and secondary schools. An internal viewing is a must to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevation all under a tiled roof and in brief comprises with the front entrance door being on the side, a large entrance hall, lounge with bay window to the front, separate dining room and breakfast kitchen. To the first floor there are three double bedrooms, a bathroom and a separate W.C. The property is set back from the road, privately enclosed with a walled boundary and side access gives you access to the garden where there is a patio area immediate to the property leading to the lawn. There are two out buildings, one has the original outside W.C.

The property is within easy reach of the Long Eaton town centre along with Asda and Tesco superstores and numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities and excellent transport links such as J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby.



## Entrance hall

UPVC double glazed front entrance door and window, stairs to the first floor landing with a balustrade staircase and dado rail, minton tiled floors, storage under the stairs, doors to storage cupboard and door to:

## Lounge

13'5 x 14'78 (4.09m x 4.27m)

UPVC double glazed bay window to the front as well as a smaller window to the side, gas fire with adam style surround, exposed floor boards, TV point, coving to ceiling and radiator.

## Dining room

12'16 x 13'48 (3.66m x 3.96m)

Multi-fuel log burner with tiled hearth, UPVC double glazed window to the rear, radiator and exposed floorboards.

## Kitchen

14'29 x 7'93 (4.27m x 2.13m)

Wall, base and drawer units with rolled edge work surface over, stainless steel sink and drainer unit with mixer tap over, tiled walls and splashbacks, plumbing for automatic washing machine, cooker and appliance space, breakfast bar, radiator, UPVC double glazed window and rear exit door.

## Landing

Radiator, dado rail and door to:

## Bedroom 1

13'56 x 12'98 (3.96m x 3.66m)

UPVC double glazed window to the front x2, original cast iron fireplace with tiled hearth, exposed floorboards and radiator.

## Bedroom 2

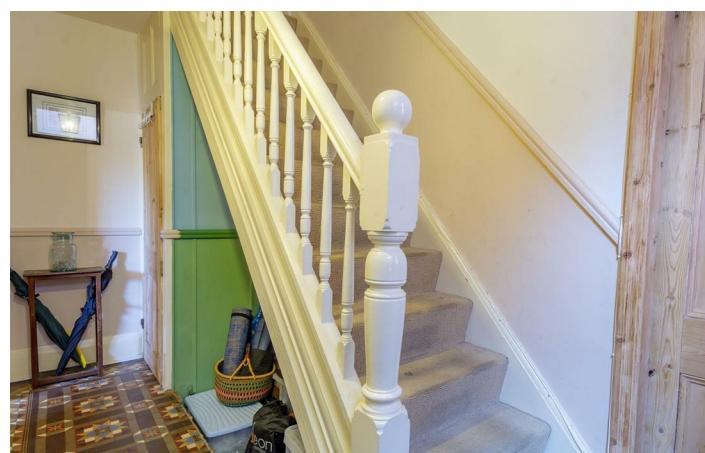
12'23 x 10'62 (3.66m x 3.05m)

UPVC double glazed window to the rear, radiator, original cast iron fireplace, original storage cupboard housing the gas central heating boiler and radiator.

## Bedroom 3

7'95 x 8'98 (2.13m x 2.44m)

UPVC double glazed window to the rear and radiator.



## Bathroom

Bath with shower from the mains, pedestal wash hand basin, half tiled walls and splashbacks, access to the loft, radiator and UPVC double glazed window to the side.

## Separate W.C.

Low flush W.C, sink, tiled walls and splashbacks and UPVC double glazed window to the side.

## Outside

The property is set back from the road with a wall wrap boundary and there is side access leading you to the front entrance door and the rear garden, Immediate to the property at the rear there is a block paved patio which leads you to the lawn having borders with mature shrubs and fruit trees. It is all privately enclosed with fenced and walled boundaries with a garden shed and with two brick outbuildings, one which is the original outside W.C.

## Directional note

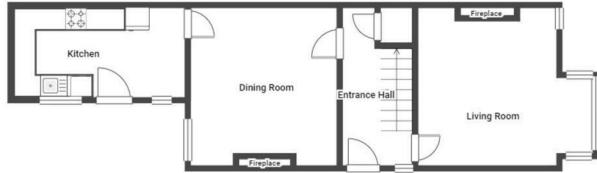
Proceed out of Long Eaton along Waverly Street and at the top of Harcourt Island take the fourth exit onto Oakleys Road and the first left onto Acton Road where the property can be found on the right hand side.

6973EC

## Council Tax

Band B - £1534





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.