Robert Ellis

*look no further...*

Acton Road,
Long Eaton, Nottingham
NG10 1FR

**Price Guide £265-270,000**

**Freehold**

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BEING LOCATED ON THIS POPULAR ROAD ON THE OUTSKIRTS OF LONG EATON, THIS VICTORIAN SEMI DETACHED PROPERTY OFFERS THREE DOUBLE BEDROOM ACCOMMODATION AND A SOUTHERLY FACING GARDEN TO THE REAR.

Being located on Acton Road, this Victorian semi detached property provides a lovely home which will suit a whole range of buyers, from people looking to buy their first property through to families who might want three bedrooms and be close to local schools and other amenities and facilities. The property is being sold with the benefit of no upward chain and for the size of the property and privacy of the South facing garden to be appreciated, we strongly recommend interested parties do take a full inspection so they can see the whole property for themselves.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned and tastefully finished accommodation derives all the benefits of gas central heating and double glazing. In brief the accommodation includes an open porch leading through the front door into the hallway, which has the original Minton tiled flooring and pine doors leading to the lounge and dining/sitting room and off this room there is a door taking you to the breakfast kitchen which is fitted with hand-made pine units and a granite work surface and has double opening French doors leading out to the rear garden as well as an external door to the side. There is also a utility room which is fitted with granite work surfaces and pine fittings and a ground floor w.c. To the first floor the spacious landing leads to the three double bedrooms and the bathroom which has a white suite complete with a shower over the bath. At the front of the house there is a pebbled garden area with wall and railings to the front boundary and there is a path leading down the right hand side through a gate to the rear. At the rear of the property there is a concrete area to the side of the house and this leads onto a block paved and concrete walled patio, from which there is a path with lawns to either side leading to the bottom of the garden where there is a brick outbuilding which can be used as a home office, man cave, for storage or something similar. The rear garden is kept private by having fencing and walls to the boundaries and it provides several areas for people to sit and enjoy outside living.

The property is within easy reach of the centre of Long Eaton where there are Asda, Tesco and Aldi superstores as well as many other retail outlets, various pubs, restaurants, the well regarded Clifford Gym, there are schools for all ages within easy reach and the excellent transport links include junctions 24 and 25 of th M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.

## Porch
Open porch with arched entrance and Minton tiled flooring leading through a composite front door with two inset opaque glazed panels and a matching double glazed panel above to:

## Reception Hall
Stairs with hand rail to the first floor, Minton tiled flooring, cloaks hanging, radiator, cornice to the wall and ceiling and feature plaster archway and pine doors leading to:

## Lounge/Sitting Room
12'2 x 12'2 approx (3.71m x 3.71m approx)
Double glazed bay window to the front, Adam style fireplace with a cast iron inset and hearth, radiator, cornice to the wall and ceiling, dado rail to the walls, pine flooring and two wall lights.

## Dining Room
12'2 x 12'4 approx (3.71m x 3.76m approx)
Double glazed window to the rear, Adam style fire surround with cast iron inset and hearth, radiator, pine flooring, cornice to the wall and ceiling, dado rail to the walls, two wall lights and pine door to:

## Breakfast Kitchen
20'4 reducing to 10'9 x 10'5 reducing to 4'6 appro (6.20m reducing to 3.28m x 3.18m reducing to 1.37m )
The kitchen is fitted with hand made pine units and has granite work surfaces and includes a Belfast sink with a mixer tap and a four ring gas hob set in a granite work surface with drawers, cupboards, oven and space for a dishwasher below, matching eye level wall cupboards, drawers, plate rack and shelving and hood over the cooking area, tiling to the walls by the work surface areas, double pine corner cupboard which houses the gas boiler and has shelved storage space below, door with two inset opaque glazed panels leading out to the side, double glazed window to the side, double opening Georgian glazed doors leading out to the rear garden, understairs storage cupboard with original tiled floor and tiled flooring to the main part of the kitchen with wooden flooring towards the rear of the room which extends through into the utility room and ground floor w.c.

## Utility Room
5'3 x 5'3 approx (1.60m x 1.60m approx)
The utility room is fitted with a Belfast sink with a mixer tap set in a granite work surface with pine cupboard and space for both an automatic washing machine and tumble dryer below, shelving to the wall above the work surfaces, double glazed window to the side, wooden flooring, radiator and Georgian glazed door leading into the kitchen.

## Ground Floor w.c.
Having a white low flush w.c., opaque double glazed window and wooden flooring.

## First Floor Landing
The balustrade continues from the stairs onto the landing, hatch to loft and pine doors to:

## Bedroom 1
15'8 x 12'3 approx (4.78m x 3.73m approx)
Two double glazed windows to the front, feature original fireplace and a radiator.

## Bedroom 2
12'3 x 10' apprx (3.73m x 3.05m apprx)
Double glazed window to the rear, radiator and feature original fireplace.

## Bedroom 3
11'9 x 10'5 approx (3.58m x 3.18m approx)
Double glazed window to the rear, feature original fireplace and a radiator.

## Bathroom
The bathroom has a white suite including a panelled bath with a shower over and tiling to three walls, pedestal wash hand basin with a tiled splashback with a glazed shelf over and a low flush w.c., opaque double glazed window, airing/storage cupboard, chrome towel rail, dado rail to the walls and a radiator.

## Outside
At the front of the property there is a pebbled area with a wall with railings above to the front boundary and there are two gates leading to paths which take you to the front door and down the right hand side of the property where there is a gate that provides access to the rear garden.

The rear garden is Southerly facing and has a concrete area to the side of the house which leads onto a block paved and concrete walled patio area at the rear of the property and there is a path leading to the brick building at the bottom of the garden where there is also a shed. There are lawned areas to either side of the path and the garden is kept private by having fencing to the left hand side and wall and fencing above to the right. An outside water supply is provided.

## Brick Store
10'3 x 8'2 approx (3.12m x 2.49m approx)
This room has windows to the front and side, power and lighting and access to roof storage space and it makes an ideal home office, play room, man cave or similar.

## 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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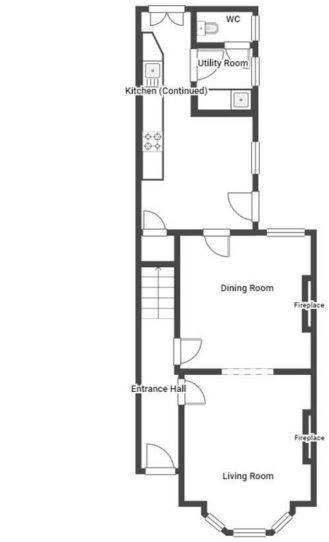


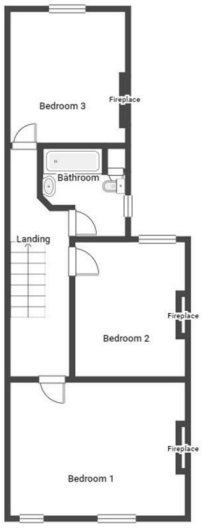

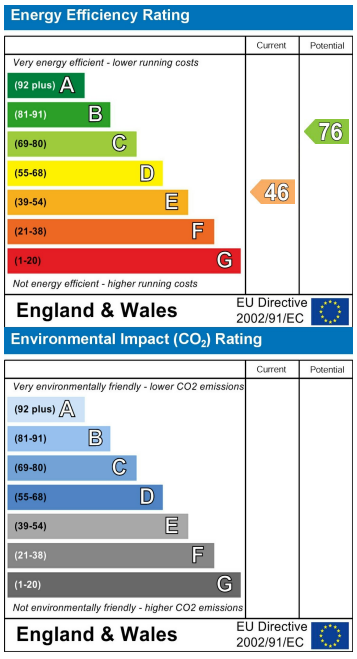


These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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