Robert Ellis

look no further...

Dale Avenue,
Long Eaton, Nottingham
NG10 1NP

£215,000 Freehold

0115 946 1818

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A LARGE TRADITIONAL THREE BEDROOM SEMI DETACHED HOME BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

It gives Robert Ellis great pleasure to bring to the market a property that requires some cosmetic upgrade but could be lived in whilst doing the work. This large bay fronted property also benefits from off street parking which is rare in this location. Being situated on Dale Avenue, the property is conveniently located to the canal for lovely walks and walking distance to Long Eaton town centre and would suit many buyers form the first time buyer, buy to let investor or somebody looking to downsize. A viewing is a must to fully appreciate all this property has to offer.

The property benefits from gas central heating and double glazing and in brief comprises of an entrance hall, lounge/dining room, breakfast kitchen and ground floor w.c. To the first floor there are three good size bedrooms and the family bathroom. Outside the property is set back from the road behind a dwarf brick wall and there is off road parking to the side and double gates leading to the privately enclosed rear garden.

Being situated close to Derby Road the property is 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, health care and sports facilities and excellent transport links including J25 of the M1, East Midlands Airport, Long Eaton Station and the A52 providing access to Nottingham and Derby. Viewing highly recommended to appreciate the accommodation on offer.

Entrance Hall
Stained glass front entrance door, radiator, coving to ceiling, stairs to the first floor and doors to:

Lounge/Dining Room
28'9 x 11'7 approx (8.76m x 3.53m approx)

Lounge
UPVC double glazed bay window to the front, radiator, electric fire with wood surround, coving to ceiling, TV and telephone points.

Dining Room
Two UPVC double glazed windows to the side, two radiators, coving to ceiling and door to:

Kitchen
16'1 x 10'1 approx (4.90m x 3.07m approx)
Wall, base and drawer units with work surface over, stainless steel sink and drainer with mixer tap, tiled walls and splashbacks, two UPVC double glazed windows, cooker and appliance space, door to a large pantry, radiator, rear exit door, breakfast bar with storage and door to:

Inner Lobby
With door to:

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

First Floor Landing
Original storage cupboard, radiator, access to the loft and doors to:

Bedroom 1
15'4 x 12'3 approx (4.67m x 3.73m approx)
Two UPVC double glazed windows to the front, radiator.

Bedroom 2
13'6 x 9'6 approx (4.11m x 2.90m approx)
UPVC double glazed window to the rear, radiator.

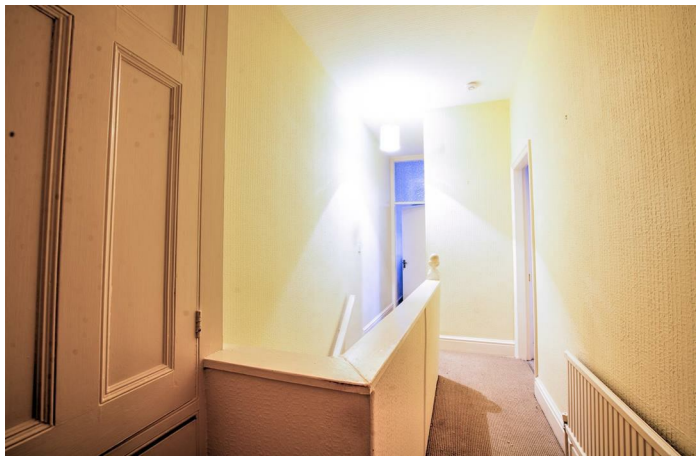
Bedroom 3
10'3 x 7'6 plus wardrobes approx (3.12m x 2.29m plus wardrobes approx)
Built-in wardrobes, radiator and UPVC double glazed window to the rear.

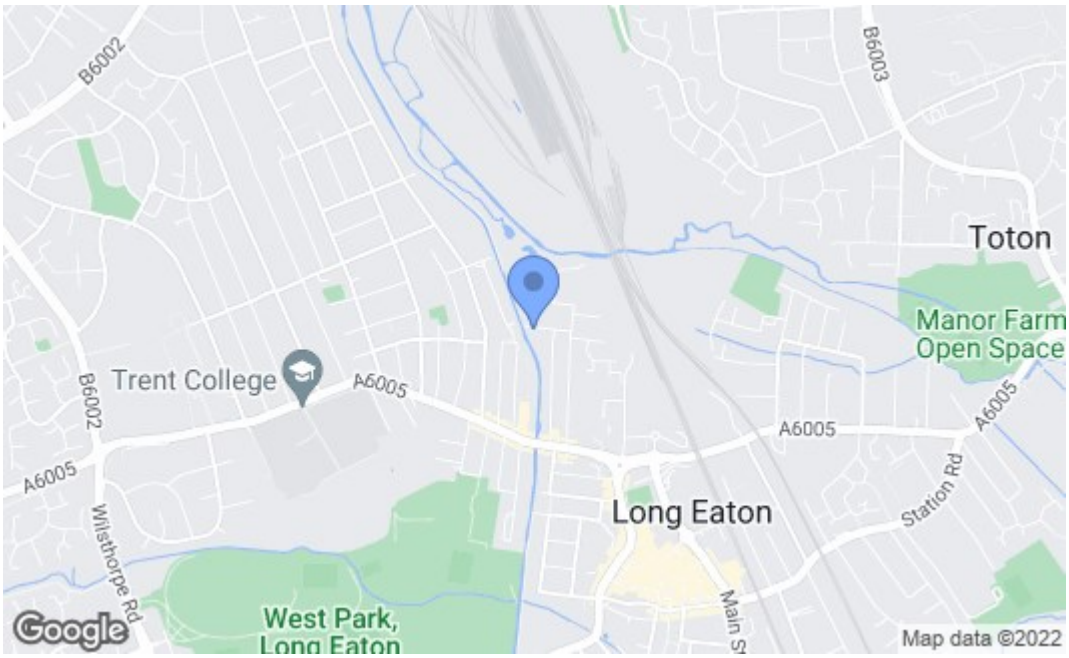
Bathroom
Panelled bath with shower from the mains, low flush w.c., pedestal wash hand basin, fully tiled walls and splashbacks, radiator and UPVC double glazed window to the side.

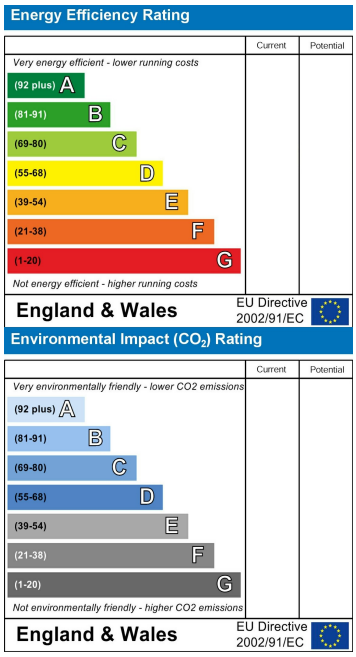
Outside
The property is set back from the road, privately enclosed with a dwarf brick wall having a gate and path leading to the front entrance door. To the side there is a block paved driveway and double gates, with the driveway leading down the side of the property, this leads to the garden where immediate to the property there is a patio area then a dwarf wall. To the left there is an additional patio area, ideal for seating, and to the right there are borders with mature shrubs and flowers. Path to the bottom of the garden where there is a garden shed. The garden is privately enclosed with hedged and fenced boundaries and there is an outside tap.

Directions
Proceed out of Long Eaton along Derby Road turning right into Cranmer Street and left into Dale Avenue where the property can be found on the left hand side.
7118AMEC

Council Tax
Erewash Borough Council Band B







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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