



Hemlock Avenue,  
Long Eaton, Nottingham  
NG10 1NS

**£235,000 Freehold**



A WELL PRESENTED SEMI DETACHED HOUSE WITH A NEWLY FIITED KITCHEN AND SHOWER ROOM THAT IS BEING SOLD WITH NO ONWARD CHAIN.

The entrance door opens into the enclosed porch with door leading into the entrance hallway. The hallway has stairs rising to the first floor and door opening into the lounge diner. The through lounge diner is a great space and is light and airy with windows to the front and side and patio doors accessing the rear garden. The kitchen has been newly fitted and is a key feature to this lovely home.

The first floor landing leads to all bedrooms and the shower room. The master bedroom is spacious with fitted wardrobes and two windows to the front elevation. The garden to the rear is generous in size and has a number of seating areas and is fully enclosed. This property would appeal to first time buyers or investors that are looking for a house that requires minimal work and is ready to move in.

As previously mentioned the Asda and Tesco superstores are within a few minutes walk away from the property as are many other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and there is the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Enclosed Porch

Entrance door to the front and door to:

### Entrance Hall

Stairs to the first floor, radiator and door to:

### Lounge/Diner

23'7" x 11'8" approx (7.21m x 3.57m approx)

UPVC double glazed window to the front with UPVC double glazed light panel to the side, double glazed sliding patio doors to the rear, coving, two radiators, wood effect laminate flooring, decorative composite fireplace with marble hearth, door to:

### Kitchen

13'2" x 8'5" approx (4.03m x 2.57m approx)

UPVC double glazed windows to the rear and side, obscure UPVC panel and double glazed door to the rear, high gloss handle-less wall, base and drawer units with laminate work surfaces over and matching upstand, composite sink and drainer with black mixer tap, integrated single electric oven, integrated electric hob with glass splashback and extractor over, integrated fridge freezer, integrated dishwasher, plumbing and space for a washing machine, vinyl flooring, understairs storage housing the electric consumer unit and having a light.

### First Floor Landing

Split level landing, loft access hatch and doors to:

### Bedroom 2

12'11" x 9'2" approx (3.95m x 2.8m approx)

UPVC double glazed window to the rear, radiator.

### Bedroom 3

7'5" x 8'6" approx (2.27m x 2.61m approx)

UPVC double glazed window to the rear, radiator.

### Shower Room

5'4" x 5'4" approx (1.64m x 1.64m approx)

Obscure UPVC double glazed window to the side, pedestal wash hand basin with tiled splashback, low flush w.c., quadrant shower cubicle with electric shower and aqua board splashbacks, chrome heated towel rail, vinyl flooring.

### Bedroom 1

10'0" x 15'0" approx (3.06m x 4.58m approx)

Two UPVC double glazed windows to the front, radiator.

### Outside

To the front of the property there is a low level wall to the border and small low maintenance garden to the front with concrete hardstanding.

To the rear there is a paved patio area, central lawned garden, additional seating to the rear from a brick paved area, storage shed, wooden fencing to the boundaries, gated access to the front, external lighting, outside tap.

### Directions

Proceed out of Long Eaton along Derby Road turning right into Cranmer Street. Proceed to the very end of Cranmer Street following the road round and take the left turning into Hemlock Avenue where the property can be found on the left hand side.

9144MH

### Council Tax

Erewash Borough Council Band B

### Agents Notes

There are AI photos on this property.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard m16bps Superfast 33mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

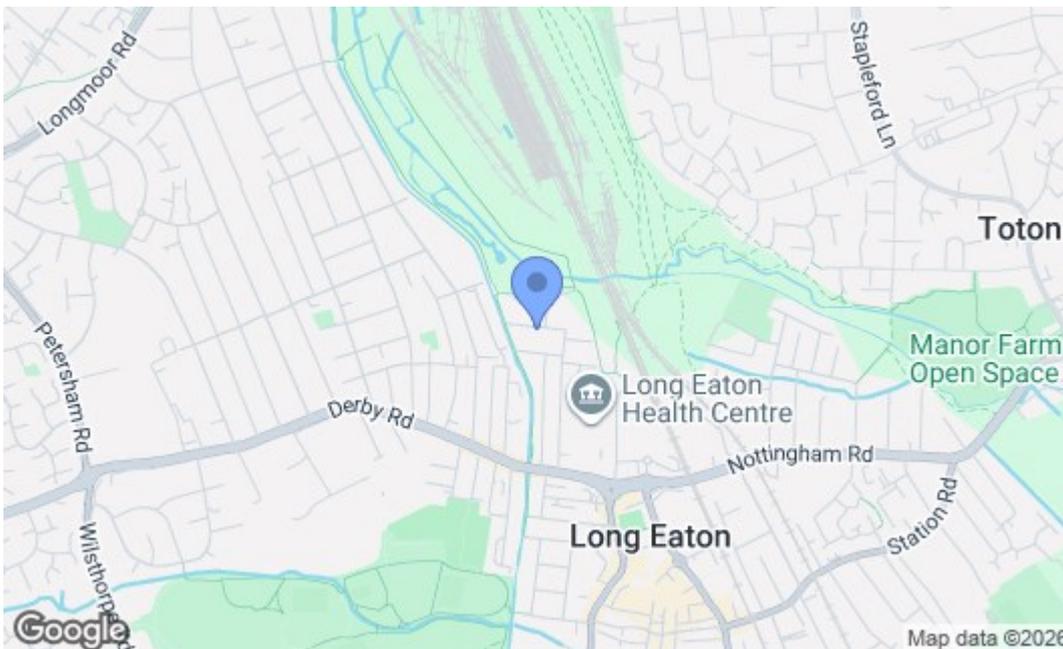
Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.