Robert Ellis

look no further...

16 Frisby Avenue,
Long Eaton, Nottingham
NG10 1FL

Price Guide £175-180,000

Freehold

THIS IS A THREE BEDROOM SEMI DETACHED HOUSE SITUATED AT THE HEAD OF A MOST PRIVATE CUL-DE-SAC IN A SOUGHT AFTER RESIDENTIAL AREA. THE PROPERTY IS BEING SOLD WITH THE BENEFIT OF VACANT POSSESSION AND THEREFORE NO UPWARD CHAIN.

Being located on Frisby Avenue, this semi detached house was built in the mid 1970's and offers well proportioned accommodation with the original garage having been converted to additional living space with there now being the potential for a new owner to combine the existing kitchen and dining room to create more of a living/dining kitchen which could all be part of a kitchen re-fitting exercise. The property has block paved car standing at the front and a private garden to the rear which again is mainly block paved with beds and fencing to the sides. For all that is included in this lovely home to be appreciated, we strongly recommend that interested parties do take a full inspection so they are able to see the whole property for themselves. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding area, all of which have helped to make this location such a popular and convenient place for people to live.

The property stands well back from the head of the cul-de-sac and is constructed of an attractive facia brick to the external elevations all under a pitched tiled roof and the accommodation included derives the benefits of gas central heating, with the boiler having been recently replaced, and double glazing. In brief the accommodation includes a reception hall which leads to the lounge and this room extends across the rear of the house and has French double glazed opening doors leading out to a covered decked area to the immediate rear. At the front of the property there is the separate dining room and kitchen which is fitted with ranges of wall and base units. To the first floor the landing has a hatch and ladder leading to the part boarded loft where you will find the recently installed gas central heating boiler. The three bedrooms are all of a good size and the bathroom is tiled and includes a separate shower as well as a bath. Outside there is the block paved car standing and garden area at the front and a path with new fencing to the left boundary leading down the left hand side of the property through two wrought iron gates and onto the rear garden which is private and provides several places for people to sit and enjoy outside living.

The property is well placed for easy access to the Asda and Tesco superstores and to many other retail outlets found in Long Eaton town centre, there are excellent schools for all ages, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields and excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

Reception Hall
Opaque glazed front door with matching side panel, stairs leading to the first floor, tiled flooring, radiator and recessed lighting to the ceiling.

Lounge/Sitting Room
16' x 11' approx (4.88m x 3.35m approx)
Double glazed French doors leading out to the decked area at the rear with double glazed windows either side, radiator, cornice to the wall and ceiling and electric fire set on a hearth.

Dining Room
15' x 7'10 approx (4.57m x 2.39m approx)
Double glazed window to the front, radiator, two wall lights and cornice to the wall and ceiling.

Kitchen
9' x 8' approx (2.74m x 2.44m approx)
The kitchen is fitted with a 1½ bowl stainless steel sink unit with mixer tap set in a work surface which extends to three sides with cupboards, drawer and space for an automatic washing machine, tumble dryer and dishwasher beneath, space for an upright fridge/freezer and for an oven, further work surface with double cupboard and two drawers below, range of matching eye level wall units, tiling to the walls by the work surface areas, double glazed window to the front, tiled flooring and double serving hatch into the dining room.

First Floor Landing
Hatch to the part boarded loft via a ladder which houses the recently installed boiler, built-in cupboard, range of built-in wardrobes with sliding doors and doors to:

Bedroom 1
12' x 10' approx (3.66m x 3.05m approx)
Double glazed window to the front, radiator and double wardrobe.

Bedroom 2
10' x 9' approx (3.05m x 2.74m approx)
Double glazed window to the rear, recess with hanging space and radiator.

Bedroom 3
7' x 7' approx (2.13m x 2.13m approx)
Double glazed window to the rear and radiator.

Bathroom
The bathroom has a white suite including a panelled bath, separate shower cubicle with an electric shower, protective screen and sliding door and tiling to two walls, low flush w.c., pedestal wash hand basin with mixer tap, ladder towel radiator, tiling to the walls by the bath and sink areas, tiled flooring, mirror to the wall by the sink, opaque double glazed window and recessed spotlights to the ceiling.

Outside
At the front of the property there is a block paved car standing and pebbled garden area and a path leading down the left hand side with new fencing to the left hand boundary. There are wrought iron gates which lead through to the rear garden and the path also leads to the main entrance door to the property which is positioned at the side. At the rear of the property there is a covered decked area and this leads onto a mainly block paved garden which has been designed and landscaped to keep maintenance to a minimum and to the left of the garden there is a raised bed and further beds to the right hand side with a slabbed area at the bottom. The garden is kept private by having fencing to the two side boundaries and a wall to the rear.

Directions
Proceed out of Long Eaton along Waverley Street which then becomes Main Street. At the traffic island turn right into Oakleys Road, left into Leicester Street and left into Frisby Avenue where the property can be found on the right hand side as identified by our 'for sale' board.
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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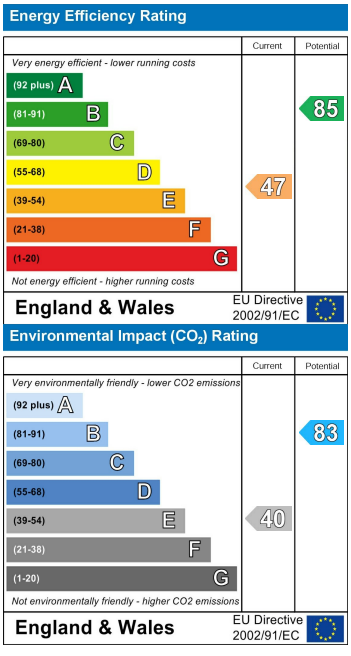

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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