Robert Ellis

look no further...

Walton Street,
Long Eaton, Nottingham
NG10 1PB

£210,000 Freehold

A MODERN THREE BEDROOM END PROPERTY OFFERING SPACIOUS ACCOMMODATION THROUGHOUT AND BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a spacious three storey property backing onto the canal. The property is less than 10 years old being constructed in early 2016 and benefits from three double bedrooms, the master having an en-suite shower room and there is also a separate four piece family bathroom, perfect for the first time buyer or growing family. The property is within walking distance of Long Eaton town centre and other local amenities and facilities the town has to offer, an early internal viewing comes highly recommended to appreciate the accommodation on offer.

The property benefits from modern conveniences such as gas central heating and double glazing and in brief comprises of an entrance hall, ground floor w.c., kitchen and lounge with patio doors onto the rear garden. To the first floor there are two double bedrooms and a four piece family bathroom. To the second floor there is the master bedroom with an en-suite shower. The property is set back from the road and has a privately enclosed rear garden backing onto the canal.

The property is found within a couple of minutes 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, healthcare and sports facilities and the excellent transport links include J25 of the M1, Long Eaton station, East Midlands Airport and the A52 to Nottingham and Derby.

Entrance Hall
Composite front entrance door, door to understairs storage cupboard, radiator, lamiante floor, stairs to the fist floor and door to:

Ground Floor w.c.
Low flush w.c., wash hand basin with vanity cupboard under, laminate floor.

Kitchen
8'7 x 12'5 approx (2.62m x 3.78m approx)
Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer unit with mixer tap, splashbacks, integrated oven, electric hob and extractor hood over, integrated dishwasher, plumbing for automatic washing machine, cupboard housing the gas central heating boiler, laminate floor and UPVC double glazed window to the front.

Lounge
15'16 x 11'67 approx (4.57m x 3.35m approx)
UVPC double glazed window to the rear, patio doors to the rear, TV and telephone points.

First Floor Landing
UPVC double glazed window to the front, stairs to the second floor and doors to:

Bedroom 2
13'93 x 8'71 approx (3.96m x 2.44m approx)
UPVC double glazed window to the front, radiator and TV point.

Bedroom 3
10'38 x 7'99 approx (3.05m x 2.13m approx)
UPVC double glazed window to the rear, radiator and TV point.

Bathroom
A four piece suite comprising of a walk-in shower cubicle with shower from the mains, panelled bath, low flush w.c., pedestal wash hand basin, tiled walls and splashbacks, tiled floor, extractor fan, spotlights, chrome heated towel rail and UPVC double glazed window to the rear.

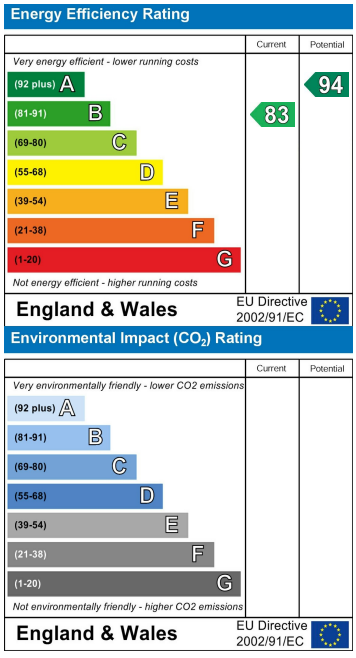
Second Floor

Master Bedroom
16'75 x 11'93 approx (4.88m x 3.35m approx)
Velux windows to the front and rear, TV point, radiator, storage in the eaves and door to:

En-Suite
Walk-in shower cubicle, low flush w.c., pedestal wash hand basin, chrome heated towel rail, tiled walls and splashbacks, tiled floor, Velux window, extractor fan and spotlights.

Outside
The property is set back from the road having a path to the front entrance door and there is side access to the rear. To the rear there is a patio area immediate to the property leading onto the lawn which is all privately enclosed with fenced boundaries. The garden is South-West facing and backs onto the canal.

Directions
Proceed out of Long Eaton along Derby Road and turn right into Cranmer Street, left onto Dale Avenue and left again onto Walton Street where the property can be found towards the end of the road on the right hand side as identified by our for sale board.
6597AMEC



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.

5 Derby Road, Long Eaton, Nottingham, Nottinghamshire, NG10 1LU
longeaton@robertellis.co.uk
0115 946 1818