



Birchwood Avenue,  
Long Eaton, Nottingham  
NG10 3NE

**£129,995 Freehold**



THIS IS A TRADITIONAL VICTORIAN THREE BEDROOM SEMI DETACHED HOUSE SITUATED ON A POPULAR ROAD, WHICH IS NOW IN NEED OF A REFURBISHMENT AND UPGRADE PROGRAMME.

Being located on Birchwood Avenue, which is a quiet road on the outskirts of Long Eaton, this three bedroom Victorian semi detached property provides the opportunity for a new owner to stamp their own mark on their next home. The property is currently vacant and is being sold with the benefit of NO UPWARD CHAIN and for the size and layout of the accommodation and condition of the property to be appreciated, we recommend interested parties who are looking for a project take an internal viewing. The property is well placed for easy access to Long Eaton town centre and to excellent transport links, all of which have helped to make this a popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives all the benefits from being double glazed. There is a gas boiler which heats the hot water for general use, but there is no central heating system, and the accommodation includes a lounge, dining/sitting room, kitchen which is fitted with wall and base units and a ground floor shower room/w.c. To the first floor the landing leads to the three good size bedrooms. Outside there is a walled area at the front of the property, a path runs down the right hand side and provides access to the rear garden which is overgrown and needs attention, but has fencing to the three boundaries.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, schools for all ages and the transport links include J25 of the M1, East Midlands Airport which can be reached via the Skylink bus, Long Eaton station which is only a few minutes walk away from the property and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

UPVC panelled front door with an arched inset glazed panel leading to:

### Lounge

11'6" x 11'2" approx (3.51m x 3.40m approx)

Double glazed window to the front, stone fireplace with plinths to either side, laminate flooring and an original pine panelled door leading to the inner hall.

### Inner Hall

Understairs storage space where the fuse box and electricity meter are housed and laminate flooring which extends into the dining/sitting room.

### Dining/Sitting Room

12'3" x 11'7" approx (3.73m x 3.53m approx)

Double glazed window to the rear, tiled fire surround and hearth and laminate flooring.

### Kitchen

8'9" x 6'6" approx (2.67m x 1.98m approx)

The kitchen would now benefit from being updated and currently includes a stainless steel sink with a mixer tap and a four ring gas hob set in an L shaped work surface with an oven, cupboards and drawer below, further work surface with cupboards and drawer beneath, Baxi wall mounted boiler providing hot water for general use, display cabinet, wall cupboards and shelving, double glazed window to the side, space for an upright fridge/freezer, half double glazed door leading out to the rear garden and tiling to the walls by the work surface areas.

### Shower Room/w.c.

Having a large walk-in shower with a mains flow shower system, tiling to three walls and a glazed sliding door and protective screen, low flush w.c. and pedestal wash hand basin, opaque double glazed window and tiled flooring.

### First Floor Landing

Original panelled doors leading to the bedrooms.

### Bedroom 1

11'6" x 11'2" approx (3.51m x 3.40m approx)

Double glazed window to the front, built-in cupboard which also provides access to the attic.

### Bedroom 2

12'3" x 8'7" approx (3.73m x 2.62m approx)

Double glazed window to the rear.

### Bedroom 3

9' x 7'2" approx (2.74m x 2.18m approx)

Double glazed window to the rear.

### Outside

At the front of the property there is a paved area with low level walls to three boundaries and a gate leads out to the pavement. There is a path running down the right hand side of the property where access is provided to the rear garden.

The rear garden is overgrown and needs attention, but has fencing to the three boundaries.

### Directions

Proceed out of Long Eaton along Tamworth Road and after the canal bridge Birchwood Avenue can be found as a turning on the right hand side.

9121MP

### Council Tax

Erewash Borough Council Band A

### Agents Notes

The property has AI photos on.

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 7mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, O2, Three, Vodafone

Sewage – Mains supply

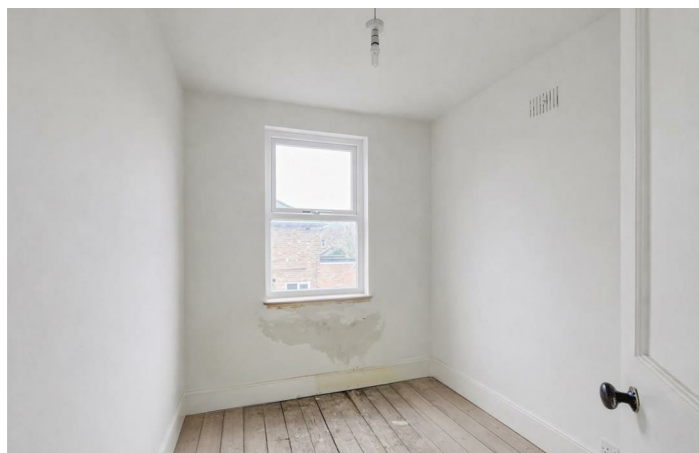
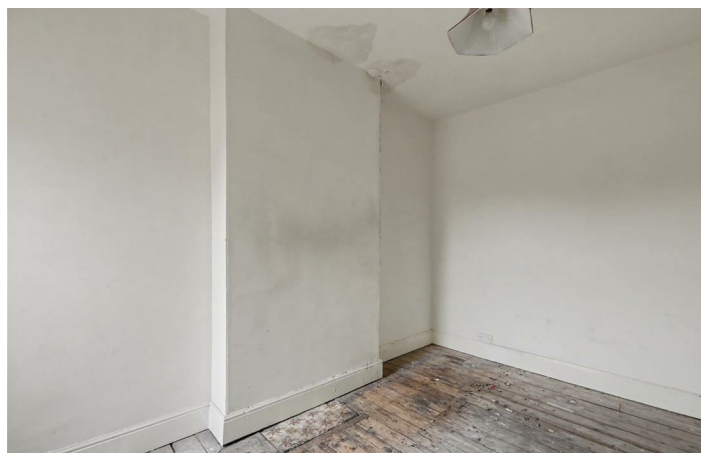
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

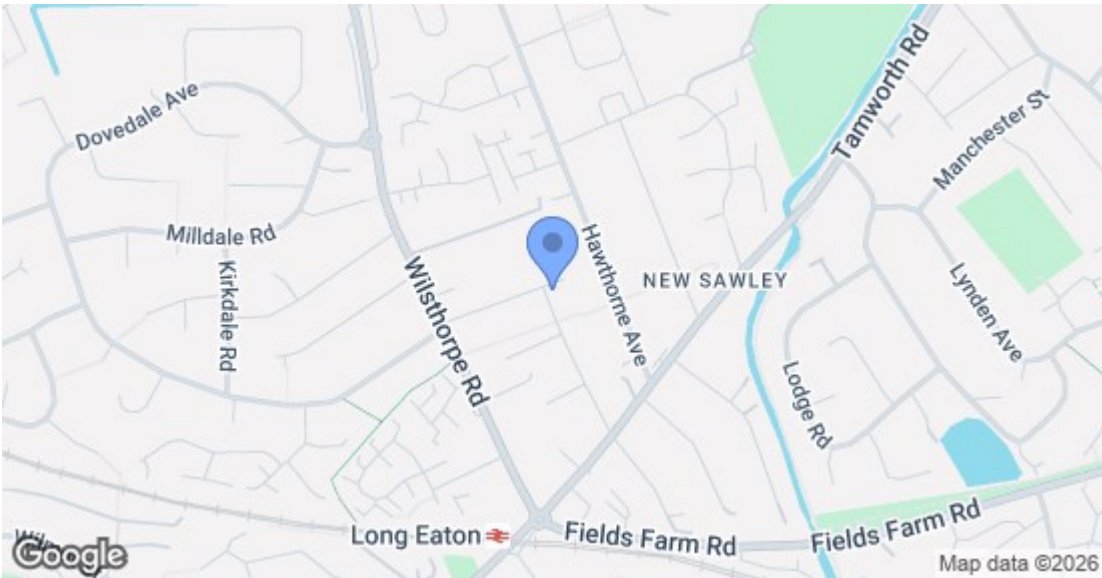


Robert Ellis  
ESTATE AGENTS



70 BIRCHWOOD AVENUE, LONG EATON

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in the statement. The plan is for guidance only and does not constitute a contract or guarantee of any kind. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency on the given. Made with Metaphor (2025)



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
|                                                                 | 49      | 72        |
| England & Wales 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 |         |           |
| England & Wales 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.