Robert Ellis

look no further. . .

Margaret Avenue,
Long Eaton, Nottingham
NG10 2BG

£172,000 Freehold

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A TWO DOUBLE BEDROOM MID PROPERTY THAT HAS BEEN WELL MAINTAINED BY THE CURRENT OWNERS.

Robert Ellis are delighted to bring to the market a property that has been well maintained over recent years with the gas central heating having been replaced and now located in the kitchen. The kitchen has been re-fitted and offers ample storage space and a four piece bathroom has also been re-fitted. The property would ideally suit the first time buyer, growing family or buy to let investor and an internal viewing is a must to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevation with rendering and all under a tiled roof and in brief the accommodation comprises of an entrance porch, lounge with stairs to the first floor and breakfast kitchen. To the first floor there are two double bedrooms and a four piece suite family bathroom. Outside to the front there is off the road parking and side access leading to the privately enclosed rear garden.

The property is within walking distance of the Asda and Tesco superstores and numerous other retail outlets provided by Long Eaton town centre, there are excellent schools for all ages which include The Grange infant and primary schools which is within walking distance of the house, there are health care and sports facilities which include the West Park Leisure Centre on the other side of Long Eaton with the adjoining playing field and park and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, 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.

Entrance Porch
UPVC double glazed front entrance door and windows, laminate floor and door to:

Lounge
14'3 x 11'1 approx (4.34m x 3.38m approx)
UPVC double glazed window to the front, radiator, TV point,e electric floating fire, door to cupboard housing the electric meter and door to:

Breakfast Kitchen
14'2 x 11'6 aprpox (4.32m x 3.51m aprpox)
Wall, base and drawer units with work surface over, Belfast sink with swan neck mixer tap, tiled walls and splashbacks, integrated eye level oven and separate grill, induction hob and extractor hood over, cupboard housing the gas central heating boiler, built-in dishwasher, appliance space, plumbing for automatic washing machine, spotlights, two UPVC double glazed window to the rear and rear exit door, radiator and tiled floor.

First Floor Landing
Access to the loft and doors to:

Bedroom 1
11'1 x 11'1 approx (3.38m x 3.38m approx)
UPVC double glazed window to the front, radiator, door to overstairs storage cupboard currently used as a wardrobe and TV point.

Bedroom 2
11'2 x 10'2 approx (3.40m x 3.10m approx)
UPVC double glazed window to the rear and radiator.

Bathroom
A four piece suite comprising of a walk-in shower cubicle with shower from the mains having a waterfall shower head and hand held shower, panelled bath, wash hand basin with vanity cupboard under, low flush w.c., tiled walls and splashbacks, tiled floor, spotlights, radiator and UPVC double glazed window to the rear.

Outside
To the front of the property there is a block paved driveway offering off the road parking, privately enclosed with fenced boundaries. There is access at the side leading to the privately enclosed garden where immediate to the property there is a patio area leading onto the lawn. There are borders with mature shrubs and the garden is privately enclosed with fenced boundaries. There is an outside tap and the garden is South-West facing.

Directions
Proceed out of Long Eaton along Nottingham Road and take the first left into Norfolk Road, right into Lansdown Grove and left into Margaret Avenue where the property can be found on the left as identified by our for sale board.
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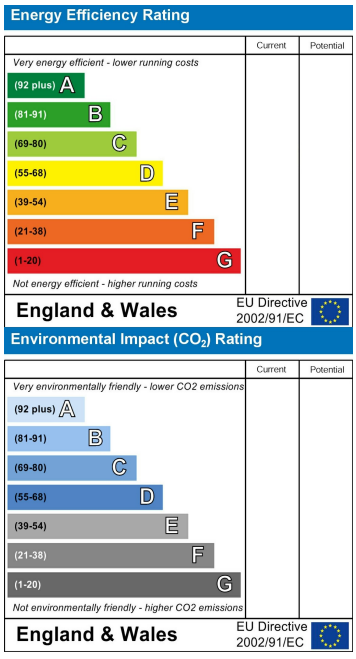

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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