



Birchwood Avenue,  
Long Eaton, Nottingham  
NG10 3ND

**£170,000 Freehold**

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A DECEPTIVELY SPACIOUS THREE BEDROOM SEMI DETACHED HOME AVAILABLE FOR SALE WITH NO UPWARD CHAIN, VIEWING COMES HIGHLY RECOMMENDED.

Robert Ellis are delighted to bring to the market this lovely home which is situated on a popular road which is close to all the local amenities, transport links and facilities that the area has to offer. The property is also within walking distance of Long Eaton train station and we feel this particular home will suit a wide range of purchasers from first time buyers or those in search of a buy to let property with a good potential rental return in a prime letting location. The property in particular benefits from a newly fitted kitchen, utility space and brand new bathroom suite! The property comes to the market with the benefit of NO UPWARD CHAIN.

This traditional semi-detached house is constructed of brick to the external elevations all under a tiled roof and benefits from modern conveniences including GAS CENTRAL HEATING and UPVC DOUBLE GLAZING. In brief the accommodation comprises of porch, living room, dining room and newly fitted modern grey shaker style kitchen with utility/pantry room and newly fitted bathroom. To the first floor there are three double bedrooms. Outside the property benefits from a delightful rear garden with patio and lawned area.

The property is within easy reach of the Sainsburys supermarket along with Asda, Tesco and Aldi superstores and numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, health care and sports facilities and as well as the Long Eaton Station, the other transport links include J25 of the M1, East Midlands Airport and the A52 and other main roads which provide good access to both Nottingham and Derby.



## Entrance Hall

3'3 x 3'1 approx (0.99m x 0.94m approx)

UPVC double glazed door to the front with inset glass, carpeted flooring and ceiling light.

## Lounge

11'9 x 11'2 approx (3.58m x 3.40m approx)

UPVC double glazed window to the front, carpeted flooring, ceiling light, radiator, fireplace with electric fire and wooden surround, coving and ceiling rose.

## Dining Room

15'4 x 11'9 approx (4.67m x 3.58m approx)

UPVC double glazed window to the rear, laminate flooring, ceiling light and a radiator.

## Kitchen

7'4 x 9'3 approx (2.24m x 2.82m approx)

Newly fitted soft close grey shaker style wall, drawers and base units with rolled edge laminate worktop, space for cooker, modern extractor fan, inset stainless steel sink and drainer, LED spotlights, space for under-counter fridge freezer, UPVC double glazed window to the rear overlooking the garden, double glazed door to the rear with inset obscure glass, vinyl flooring,

## Utility Room

2'2 x 7'2 approx (0.66m x 2.18m approx)

Newly fitted linoleum flooring, ceiling light, work surface and space for a washing machine and fridge freezer.

## Bathroom

7'2 x 6" approx (2.13m x 0.61m x 1.83m approx)

Newly fitted bathroom three piece white suite with bath with glass shower screen, new electric shower above, pedestal sink, low flush W.C, chrome towel radiator, UPVC obscured window to the rear, LED ceiling light.

## First Floor Landing

15'5 x 2'6 approx (4.70m x 0.76m approx)

Carpeted flooring, ceiling light, radiator and loft access hatch.

## Bedroom 1

12' x 11'3 approx (3.66m x 3.43m approx)

UPVC double glazed window to the front, carpeted flooring, ceiling light, radiator, integral storage cupboard with coving.

## Bedroom 2

12'2 x 9' approx (3.71m x 2.74m approx)

UPVC double glazed window to the rear, carpeted flooring, ceiling light and a radiator.

## Bedroom 3

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

UPVC double glazed window to the rear, carpeted flooring, ceiling light, radiator and built-in cupboard housing the Worcester Bosch combination boiler.

## Outside

The rear garden is fully enclosed with wall and fence, with access to the side via the left hand side of the property via a newly fitted lockable wooden gate. There is a patio area directly outside the back door, with some artificial grass and pebbled area.

## 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.

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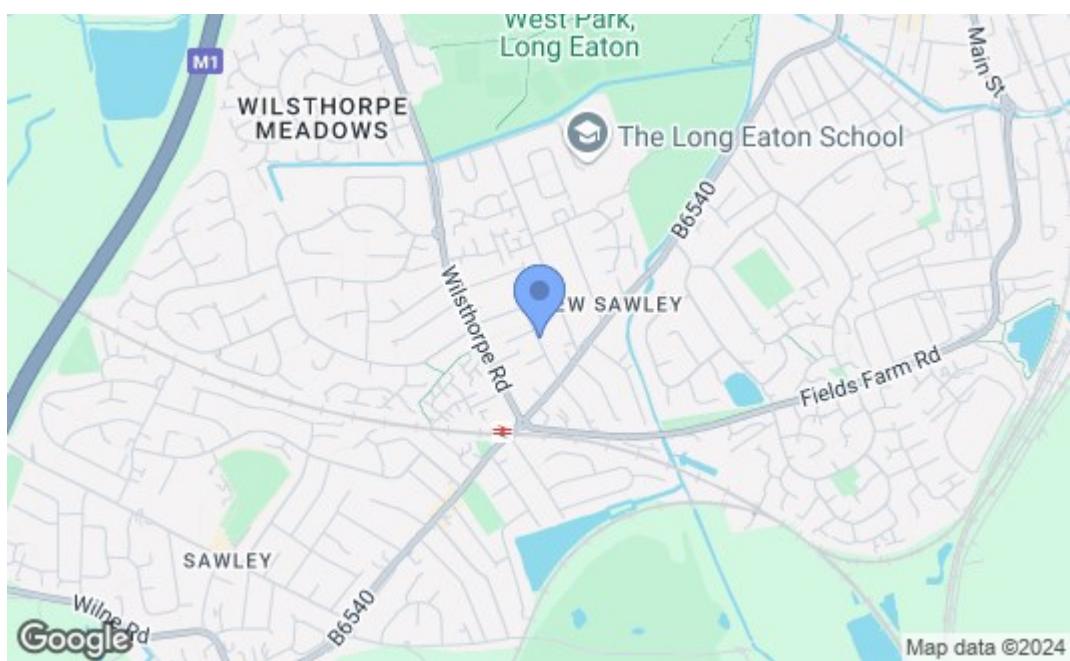
## Council Tax

Erewash Borough Council Band A





1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	75
(81-91)	B	52
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

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		

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.