Robert Ellis

look no further...

Granville Avenue,
Long Eaton, Nottingham
NG10 4HA

£155,000 Freehold

0115 946 1818

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A TWO BEDROOM SEMI DETACHED HOUSE OFFERING WELL PRESENTED ACCOMMODATION THROUGHOUT.

Robert Ellis are delighted to bring to the market a property that would suit the first time buyer or buy to let investor. Being situated within walking distance of Long Eaton town centre and local primary and secondary schools, there is also easy access to various amenities and is perfect for commutes to nearby towns and cities as there is great access to the M1 and A52 road networks. An early internal viewing is highly recommended to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating and double glazing and in brief the accommodation comprises of an entrance hall, lounge, dining room and kitchen. To the first floor there are two double bedrooms and a four piece suite family bathroom. Outside there is side access to the privately enclosed rear garden.

The property is within easy reach of the Asda and Tesco superstores along with numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields and there are excellent transport links which include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and there is the A52 and other main roads all of which provide good access to both Nottingham and Derby and other East Midlands towns and cities.

Entrance Hall
Composite front entrance door, parquet floor and door to:

Lounge
12'8 x 12'5 approx (3.86m x 3.78m approx)
Two UPVC double glazed windows to the front, coving to ceiling, electric fire with Adam style surround, TV point, radiator, laminate floor and door to:

Inner Lobby
Stairs to the first floor and doors to:

Dining Room
12'4 x 11'9 approx (3.76m x 3.58m approx)
Laminate floor, UPVC double glazed window to the rear, coving to ceiling, original storage cupboard, door to understairs storage cupboard, radiator and open to:

Kitchen
14'4 x 6'9 approx (4.37m x 2.06m approx)
Wall, base and drawer units with roll edged work surface over, stainless steel sink and drainer unit with mixer tap, tiled walls and splashbacks, appliance space, gas central heating boiler (2 years old), coving to ceiling, gas cooker point, two UPVC double glazed windows to the rear, composite rear exit door, radiator.

First Floor Landing
Access to the loft via a pull down ladder which is partly boarded and has a light, access to:

Bedroom 1
11'2 x 9'2 approx (3.40m x 2.79m approx)
UPVC double glazed window to the front, radiator, exposed floorboards.

Bedroom 2
12'4 x 8'9 approx (3.76m x 2.67m approx)
UPVC double glazed window to the rear, radiator.

Bathroom
A four piece suite comprising walk-in shower cubicle with shower from the mains, pedestal wash hand basin, low flush w.c., free standing bath, tiled walls and splashbacks, UPVC double glazed window to the rear, radiator, exposed chimney breast, coving to ceiling.

Outside
Side access to a privately enclosed rear garden where there is a patio area to the immediate rear of the property leading to a lawn, garden shed and the garden is all privately enclosed with fenced and walled boundaries.

Directions
Proceed out of Long Eaton along Derby Road and over the canal bridge and turn right into Granville Avenue.
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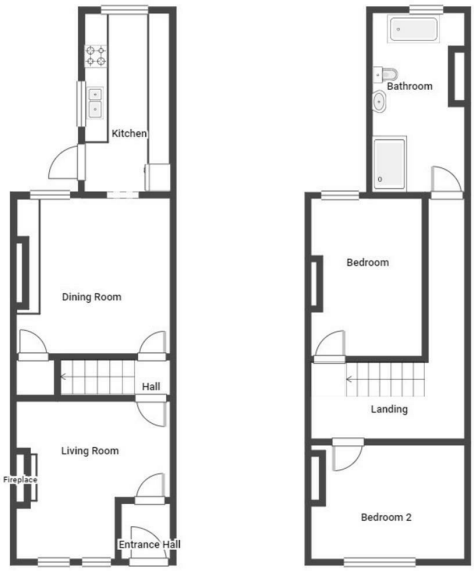

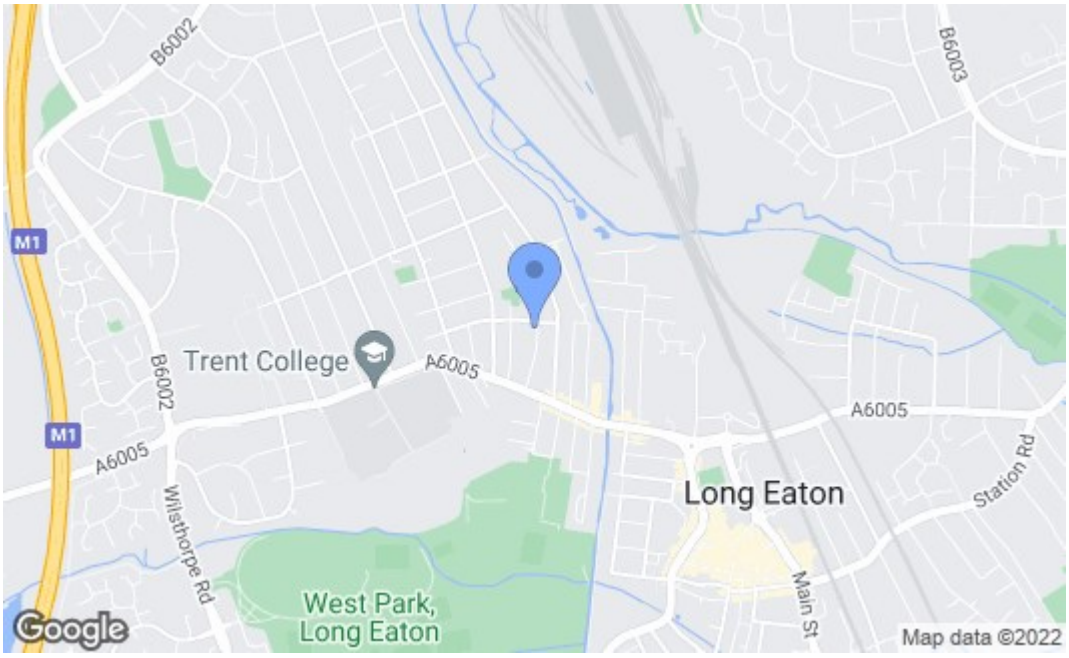

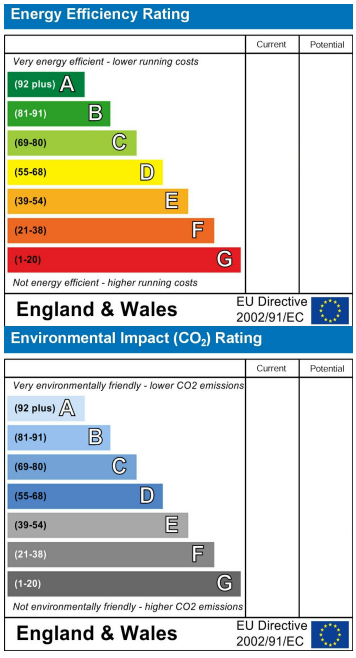

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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