Robert Ellis

look no further. . .

Granville Avenue,
Long Eaton, Nottingham
NG10 4HA

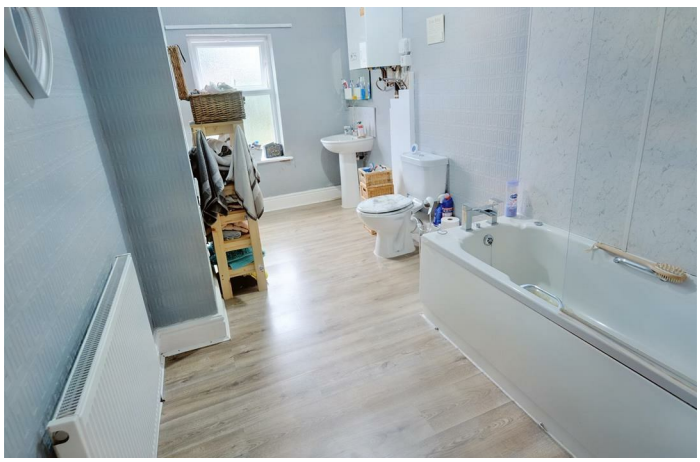
£169,995 Freehold

THIS IS A TWO DOUBLE BEDROOM SEMI DETACHED VICTORIAN HOME POSITIONED ON A POPULAR ROAD CLOSE TO THE CENTRE OF LONG EATON.

Being situated on Granville Avenue, this two bedroom semi detached property provides a lovely home which will suit a whole range of buyers, from people buying their first property through to people who might be downsizing and looking for a house that is conveniently located for the local amenities and facilities provided by the area to someone who might want to purchase a property to rent. The property is tastefully finished throughout and for the size of the accommodation and length of the rear garden to be appreciated, we recommend interested parties do take a full inspection so they can see all that is included in the property for themselves.

The property is constructed of brick to the external elevations under a tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazing and includes two large reception rooms, with the room at the front currently being used as a dining room, but this could be a lounge/sitting room, there is an inner hallway and the room to the rear is currently used as the lounge. The kitchen is well fitted with wall and base units and has windows to the side and rear with a door leading out to the rear garden. To the first floor the landing leads to two double bedrooms and a large bathroom which has a white suite complete with a mains flow shower over the bath. Outside there is a path running down the right hand side of the property with a gate to the rear garden which has a fenced patio and slate chipped area to the side and rear of the house and a long lawned garden with fencing to the sides.

The property is literally only a few minutes walk away from Long Eaton town centre where there are Asda, Tesco and Aldi stores and many other retail outlets, there are healthcare and sports facilities which includes the well regarded Clifford Gym and West Park Leisure Centre and adjoining playing fields, there are schools for all ages within walking distance of the property and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



UPVC front door with inset glazed panels and a double glazed panel above leading to:

Dining/Sitting Room
12'5 x 12' approx (3.78m x 3.66m approx)
Double glazed window to the rear, Adam style fireplace with an inset and hearth, laminate flooring, radiator and understairs storage cupboard which houses the electricity meter and electric consumer unit with shelving to the walls.

Inner hall
Stairs with hand rail leading to the first floor.

Lounge/Sitting Room
12'6 x 12' approx (3.81m x 3.66m approx)
Double glazed window to the front, laminate flooring, radiator and comice to the wall and ceiling.

Kitchen
14' x 7' approx (4.27m x 2.13m approx)
The kitchen is fitted with white gloss finished units and has a stainless steel sink with a mixer tap and a four ring hob set in a work surface which extends to three sides and has space for an automatic washing machine, cupboards, drawers and an oven, space for a tumble dryer below, fridge and freezer below, matching eye level wall cupboards, walls tiled to the work surface areas, tiled flooring, double glazed windows to the rear and side, opaque double glazed door leading out to the side of the property and hood over the cooking area.

First Floor Landing
With doors to:

Bedroom 1
12'5 x 12' approx (3.78m x 3.66m approx)
Double glazed window to the front, radiator and built-in cupboard which also provides access to the attic space.

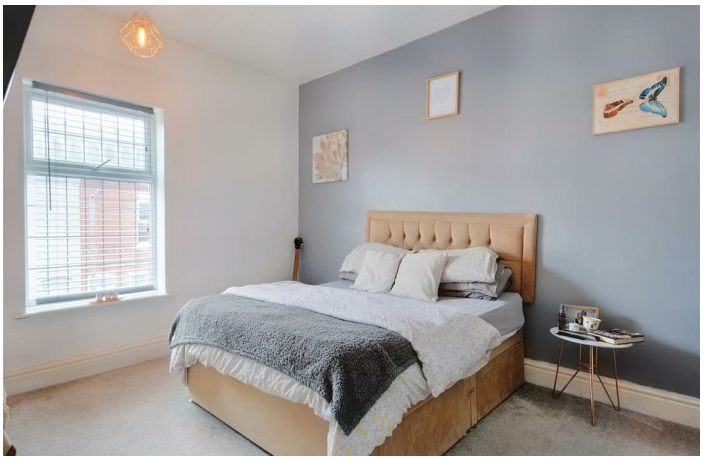
Bedroom 2
12'10 x 12'3 approx (3.91m x 3.73m approx)
Double glazed window to the rear and a radiator.

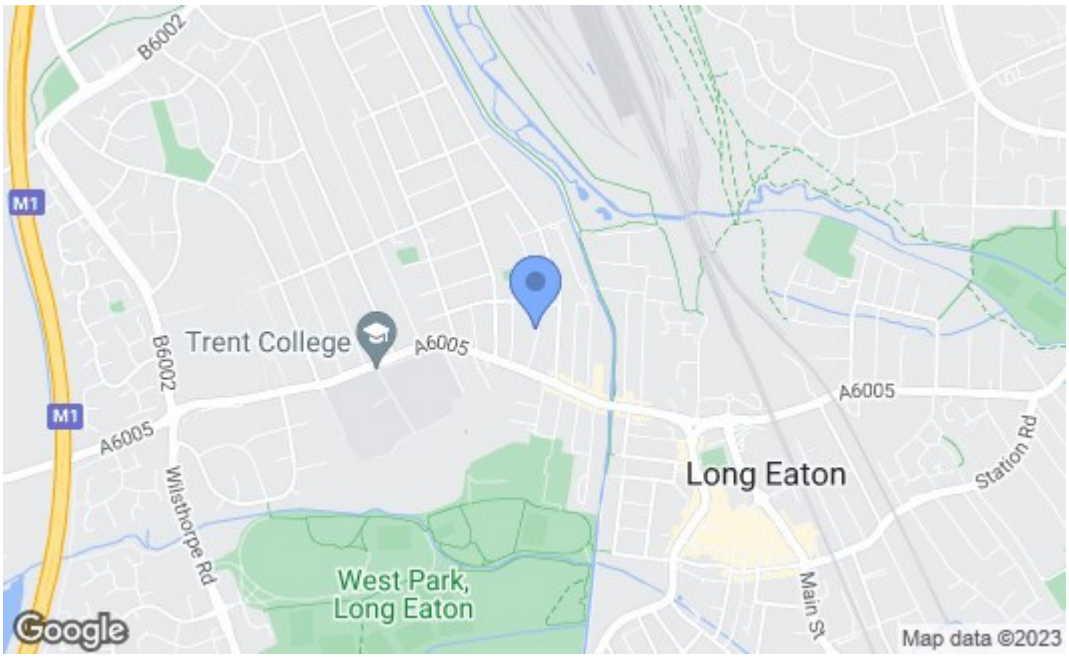
Bathroom
14' x 7' approx (4.27m x 2.13m approx)
The bathroom has a white suite including a panelled bath with hand rails and a mixer tap with a mains flow shower over which has a rainwater shower head and hand held shower with a protective glazed screen, low flush w.c. and a pedestal wash hand basin, radiator, laminate flooring, wall mounted boiler and double glazed window.

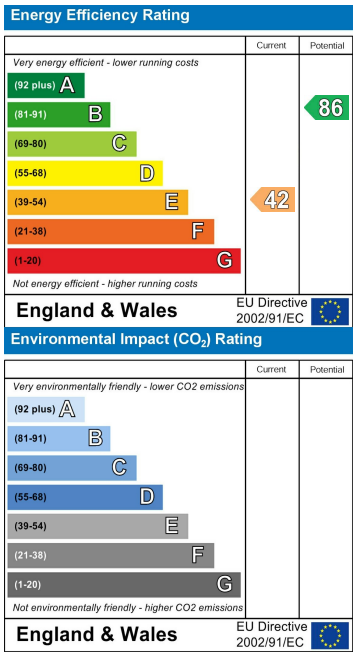
Outside
There is a shared access to the right hand side of the property to the rear and at the rear of the house there is a patio with slate bed areas and a fence with a gate that leads onto a long lawned garden which has fencing to the boundaries and a shed which will remain at the property when it is sold.

Directions
Proceed out of Long Eaton along Derby Road and over the canal bridge and turn right into Granville Avenue and the property can be identified by our for sale board.
7209AMMP

Council Tax
Erewash Borough Council Band A







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.

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