



Chesterfield Avenue,  
Long Eaton, Nottingham  
NG10 2DT

**O/I/R £220,000 Freehold**



THIS SEMI DETACHED HOUSE IS OFFERED FOR SALE WITH NO UPWARD CHAIN AND IS LOCATED CLOSE TO ALL AMENITIES AND IS ON A CUL DE SAC. THIS WOULD APPEAL TO BUYERS THAT ARE LOOKING FOR A PROPERTY TO IMPROVE AND UPDATE AND CREATE THEIR IDEAL HOME.

There is an open storm porch to the front of the property and entrance door opening into the hallway with stairs rising to the first floor and door leading to the living room. The living room is a good size and benefits from a walk in bay window to the front elevation and feature fireplace. There is an understairs storage cupboard which houses the electrical consumer unit. The property has had a single storey extension to the rear which results in a larger kitchen and bathroom. The kitchen diner is therefore a good size and this is where the wall mounted Glow Worm central heating boiler is located. There is door access to the rear garden and door leading to the bathroom. There is a three piece bathroom suite with a shower over the bath with shower screen and a useful storage cupboard. To the first floor there are three bedrooms, two are double and the the third is a single bed size. To the front of the property there is a block paved driveway providing useful off road parking and access to the rear. The rear garden is a great size and is private and mainly laid to lawn.

The property is within easy reach of the Asda, Tesco, Lidl and Aldi stores and many other retail outlets found in the centre of Long Eaton, there are excellent schools for all ages within easy reach of the house, healthcare and sports facilities which includes the well regarded Clifford Gym in the centre of Long Eaton and West Park Leisure Centre and adjoining playing fields also being only a short drive away, walks at Meadow Lane and along the banks of the River Trent which leads to Attenborough Nature Reserve and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other mains roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Porch

Open storm porch with a composite entrance door having a decorative double glazed light panel within.

### Entrance Hall

Stairs to the first floor, wall mounted electric heater and door to:

### Living Room

13'1" into recess x 11'1" plus bay (4.01m into recess x 3.65m plus bay)

UPVC double glazed bay window to the front, radiator, feature fireplace with gas point having a timber surround, tiled hearth and inset. Door to the understairs storage cupboard having a timber framed single glazed obscure window to the side and houses the electric consumer unit. Door to:

### Kitchen Diner

11'5" x 15'0" approx (3.49m x 4.58m approx)

UPVC double glazed window to the rear, half UPVC panel and obscure double glazed door to the side, kitchen area with a mixer of wall, base and drawer units with laminate work surface over, 1¼ stainless steel sink and drainer with chrome mixer tap, tiled splashbacks, plumbing and space for a washing machine and dishwasher, space for a tall fridge freezer, point for an electric oven, wall mounted Glow Worm boiler, radiator and door to:

### Bathroom

14'10" max x 6'2" approx (4.53m max x 1.90m approx)

Obscure UPVC double glazed window to the rear, three piece suite comprising of a low flush w.c., pedestal wash hand basin with chrome taps, bath with Triton electric shower with folding shower screen and tiled splashbacks, extractor fan, radiator and airing/storage cupboard housing the central heating controls, hot water cylinder and header tank.

### First Floor Landing

Original timber framed, single glazed obscure window to the side, radiator and doors to:

### Bedroom 1

13'1" x 10'6" approx (3.99m x 3.21m approx)

Two UPVC double glazed windows to the front, picture rail and radiator.

### Bedroom 2

8'5" x 9'8" approx (2.59m x 2.95m approx)

UPVC double glazed window to the rear, coving and a radiator.

### Bedroom 3

6'7" x 10'7" approx (2.03m x 3.24m approx)

UPVC double glazed window to the rear, loft access hatch and a radiator.

### Outside

To the front of the property there is a block paved driveway providing off road parking for approx. two vehicles, block paved path providing access to the timber gate and onto the rear.

The rear garden is approx. 28m (91ft) and is laid mainly to lawn, two timber sheds, low level wooden fence to the boundary and a paved patio seating area.

### Directions

Proceed out of Long Eaton along Nottingham Road and take the right turning into Conway Street and continue to the end and into Chesterfield Avenue.  
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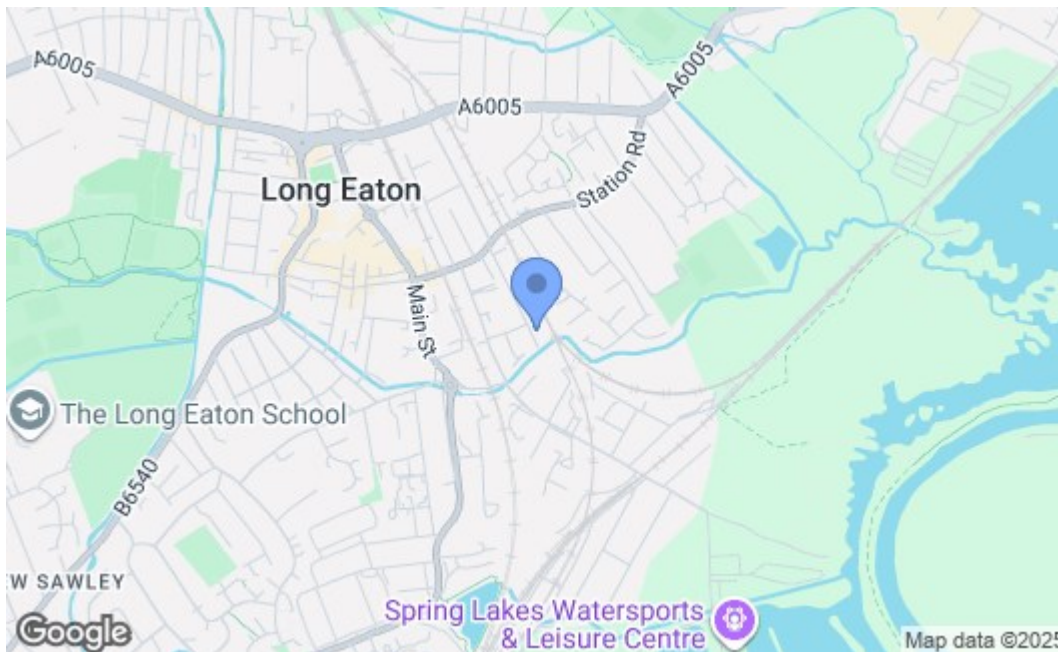
### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 15mbps Superfast 74mbps 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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.