



Denacre Avenue,
Long Eaton, Nottingham
NG10 2BJ

£155,000 Freehold



THIS TWO DOUBLE BEDROOM END PROPERTY WILL PROVIDE A LOVELY HOME WHICH WILL SUIT A WHOLE RANGE OF BUYERS, FROM THOSE PURCHASING THEIR FIRST PROPERTY THROUGH TO SOMEBODY WHO IS DOWNSIZING OR AN INVESTOR WHO IS LOOKING FOR A PROPERTY THAT WOULD BE EASY TO RENT.

Denacre Avenue is a quiet cul-de-sac within walking distance of Long Eaton and therefore close to the Asda and Tesco superstores and many other retail outlets found in the town centre. The property benefits from having off the road parking at the front for two vehicles and a private garden to the rear and for all that is included to be appreciated, we strongly recommend that interested parties do take a full inspection so they can see the whole property for themselves. The property is also being sold with the benefit of no upward chain and would therefore be ready for immediate occupation.

The property is constructed of brick with part render to the front elevation all under a pitched tiled roof and the accommodation included derives all the benefits of gas central heating and double glazing and comprises a reception hall, lounge which has an arch leading to the dining area, kitchen, which has a door leading out to the rear garden and to the first floor there are the two double bedrooms and a bathroom which has a shower over the bath. Outside there is the car standing at the front and garden to the rear.

As well as being close to the excellent shopping facilities provided by Long Eaton there are also well regarded local schools including The Grange infant and primary schools which are literally only a few minutes walk away, healthcare and sports facilities including the West Park Leisure Centre, walks at Toton Fields and the picturesque Attenborough Nature Reserve and the transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton, Beeston and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Reception Hall

Wood panelled front door with an inset arched glazed panel and stairs to the first floor.

Lounge/Dining Room

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

Double glazed window to the front, radiator, brick fireplace with plinth to one side and hearth and an archway through to:

Dining Area

14'4 x 5'4 approx (4.37m x 1.63m approx)

Double glazed window to the side, double radiator, feature brick to one wall which matches the arch and storage cupboard beneath the stairs.

Kitchen

14'3 x 5'2 approx (4.34m x 1.57m approx)

The kitchen has a stainless steel sink with a mixer tap and a four ring hob set in a work surface which extends to two sides and has space for an automatic washing machine and dishwasher, cupboard and drawers below, range of wall cupboards, hood to the cooking area, Vaillant wall mounted boiler, double glazed windows to the rear and side, radiator and half glazed door leading out to the rear garden.

First Floor Landing

Hatch to loft and radiator.

Bedroom 1

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

Double glazed window to the front, radiator, built-in cupboard over the stairs and dado rail to the walls.

Bedroom 2

10'6 x 8'7 approx (3.20m x 2.62m approx)

Double glazed window to the rear overlooking the rear garden and radiator.

Bathroom

The bathroom has a light coloured suite and includes a panelled bath with mixer taps and a shower and tiling to two walls, pedestal wash hand basin with mixer taps and tiled splashback, low flush w.c., radiator and opaque double glazed window.

Outside

At the front of the property off the road car standing has been created for two vehicles and there is a path running down the left hand side through a wrought iron gate to the rear garden. At the rear of the property there is a slabbed patio with a path leading to a second patio at the bottom of the garden where there is also a wooden shed. There is a lawn with a border to the right and raised bed to the left and the garden is kept private by having fencing to three boundaries. An outside water supply is provided.

Directions

Proceed out of Long Eaton along Nottingham Road and take the first turning on the left into Norfolk Road, turn right into Landsdown Grove and left into Denacre Avenue where the property can be found on the left.

6406AMMP

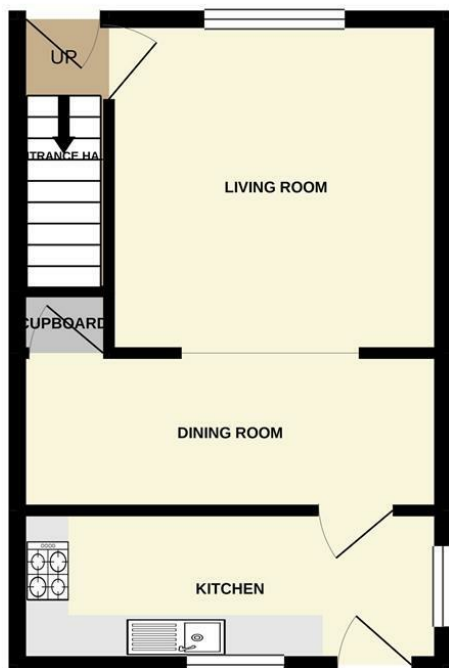
Mortgage Advice

Robert Ellis Estate Agents can help you find a mortgage with The Mortgage Company, our sister company, on 0115 951 8898 or in person at branches where our mortgage advisors are available six days a week to discuss your needs. The Mortgage Company use over 60 different lenders to find a mortgage specific to your requirements. They also offer full advice on insurance or protection, offering life insurance, critical illness cover, income protection, family cover and buildings and contents insurance, based on an analysis of a number of insurers.

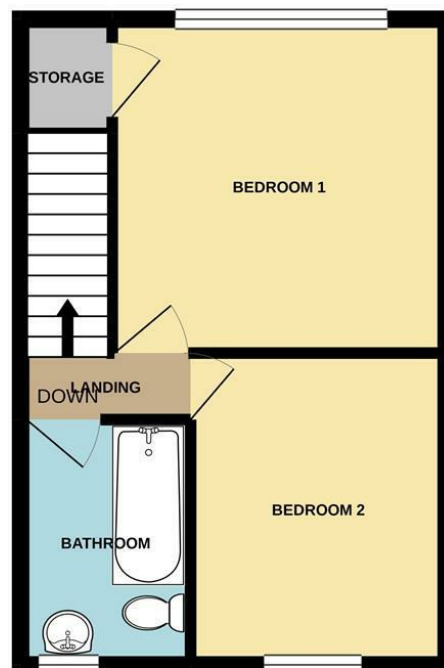
Your property may be repossessed if you do not keep up repayments on your mortgage.



GROUND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.

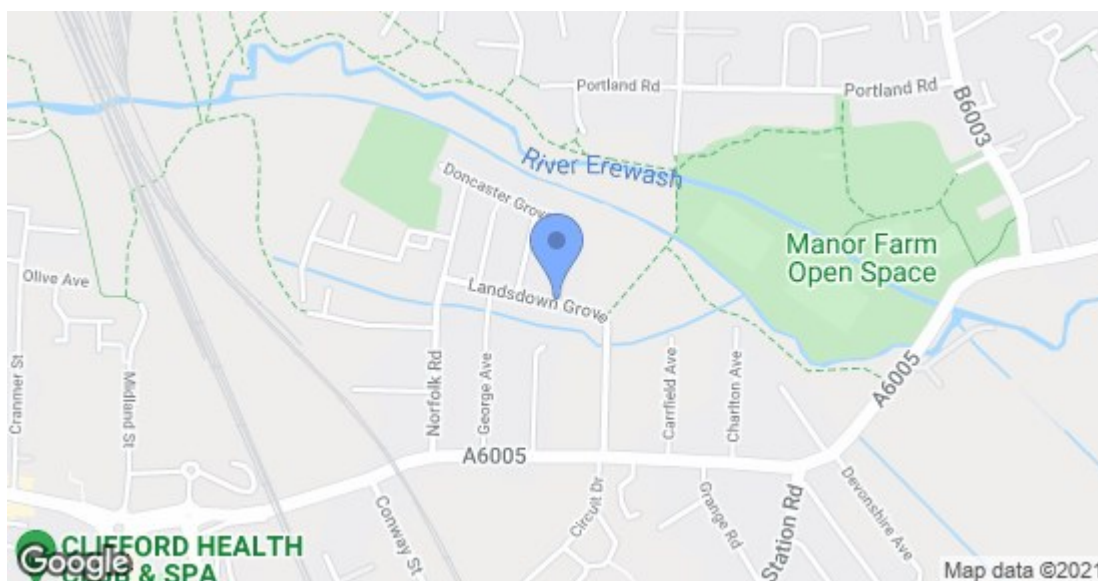


1 DENACRE AVENUE, LONG EATON

TOTAL FLOOR AREA : 625 sq.ft. (58.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2021.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.