



Laurel Crescent,  
Long Eaton, Nottingham  
NG10 3NL

**£149,995 Freehold**



A THREE BEDROOM MID PROPERTY IN NEED OF MODERNISATION AND OFFERED TO THE MARKET WITH NO UPWARD CHAIN.

Robert Ellis are proud to bring to the market this deceptively spacious three bedroom mid terrace property which will make a perfect family home or buy to let investment. The property would benefit from modernisation throughout and will require central heating installed and is being offered to the market with no upward chain. For the full extent of the accommodation and size and privacy of the rear garden to be appreciated, it is strongly recommended that an internal viewing is carried out so they can see the whole property for themselves. The property is well placed for easy access to all the amenities and facilities provided by Long Eaton and the surrounding areas and with a little bit of modernisation, this property will be a fantastic family home or first time buy.

The property is constructed of brick to the external elevation all under a tiled roof and has well proportioned accommodation. The property benefits from double glazing and in brief comprises of a generous size reception hallway that flows to the kitchen or lounge, the lounge is spacious and provides access to the dining room located at the rear of the property . To the first floor there are three bedrooms and family bathroom with three piece suite. Outside there is a lawned garden with planted borders to the front and subject to planning would be a fantastic opportunity for off street parking. To the rear there is a private garden with laid lawn, hedged boundaries and access to three outbuildings, one including a low level w.c.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda and Tesco stores and many other retail outlets with there also being a Sainsbury's convenient store on Tamworth Road and a Tesco Express just off Cranfleet Way, there are excellent schools for all ages, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields which are literally just the other side of Thoresby Road and the excellent transport links include J25 of the M1, East Midlands Airport, the Long Eaton station is a few minutes walk away and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Hallway

Front entrance door, stairs to the first floor, access to lounge and kitchen.

## Lounge

13' x 11'3 approx (3.96m x 3.43m approx)

Double glazed window to the front, feature fireplace and access to:

## Dining Room

10'9 x 9'6 approx (3.28m x 2.90m approx)

Double glazed window to the rear, access to:

## Kitchen

10'9 x 9'4 approx (3.28m x 2.84m approx)

Wall and base units with work surface over, stainless steel sink and drainer, space for free standing cooker washing machine and fridge freezer, tiled floor and splashbacks, window to the rear and UPVC door to the rear.

## First Floor Landing

With access to loft and doors to:

## Bedroom 1

12'1 x 11' approx (3.68m x 3.35m approx)

Double glazed window to front.

## Bedroom 2

11'3 x 11' approx (3.43m x 3.35m approx)

Double glazed window to the rear.

## Bedroom 3

8' x 6'7 approx (2.44m x 2.01m approx)

Double glazed window to the front.

## Bathroom

Comprising of a three piece suite of bath, low flush w.c. and wash hand basin, double glazed window to the rear and part tiled walls.

## Outside

To the front there is a lawned garden, path to the front door and planted borders. To the rear there is a lawned garden, patio, shrubs and bushes and three outbuildings, one with a low flush w.c.

## Directions

Proceed out of Long Eaton along Tamworth Road and after passing over the canal bridge turn right into Hawthorne Avenue and right onto Laurel Crescent, follow the horseshoe round and the property can be found on the left as identified by our for sale board.  
6504AMMP



GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 905 sq.ft. (84.1 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(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.