Robert Ellis

look no further...

Ruskin Avenue,
Long Eaton, Nottingham
NG10 3HY

£259,950 Freehold

0115 946 1818

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A SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE WITH OFF STREET PARKING, GARAGE AND ENCLOSED REAR GARDEN BEING SOLD WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

Robert Ellis are pleased to be instructed to market this well presented, three bedroom semi-detached house that is being sold with the added benefit of no onward chain. The property is constructed of brick to the external elevations and has double glazing and gas central heating throughout. This would make an ideal home for a first time buyer, the growing family or perhaps people who are looking to downsize from a much bigger property and would like fantastic access to local amenities and transportation. An internal viewing is highly recommended to appreciate the property and location on offer.

In brief, the property comprises an entrance porch, open plan lounge/diner with French doors to the rear garden and a bright kitchen. There is a utility cupboard in the lounge which has plumbing for the washing machine. To the first floor the landing leads to three generous bedrooms with a three piece family bathroom suite. To the front there is ample off street parking via a tarmac driveway, access into the garage through a manual up and over door and access to the side through a wooden gate. To the rear there is an enclosed and private garden with patio area, lawn and mature flower beds.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks. Long Eaton town centre is within walking distance where there are further shops, supermarkets and healthcare facilities. There are fantastic transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby with Long Eaton train station and East Midlands Airport just a short drive away.

Entrance Porch
Composite front door, UPVC double glazed patterned window overlooking the side, laminate flooring, ceiling light.

Lounge/Dining Room
10'8 x 23'9 approx (3.25m x 7.24m approx)
Double glazed window overlooking the front and double glazed French doors overlooking and leading to the rear garden, laminate flooring, radiator, gas fire, understairs utility cupboard with plumbing for a washing machine, ceiling light.

Kitchen
9'1 x 6'8 approx (2.77m x 2.03m approx)
Double glazed window overlooking the rear and door leading to the rear, tiled flooring, wall and base units with work surfaces over, inset ceramic sink with draining board, space for fridge/freezer, space for dishwasher, freestanding cooker, ceiling light.

First Floor Landing
Carpeted flooring, ceiling light and doors to:

Bedroom One
13'6 x 10'7 approx (4.11m x 3.23m approx)
Double glazed window overlooking the front, carpeted flooring, radiator, ceiling light.

Bedroom Two
10'1 x 10'7 approx (3.07m x 3.23m approx)
Double glazed window overlooking the rear, carpeted flooring, radiator, ceiling light.

Bedroom Three
7'2 x 10'9 approx (2.18m x 3.28m approx)
Double glazed window overlooking the front, carpeted flooring, radiator, ceiling light.

Family Bathroom
7'1 x 6'9 approx (2.16m x 2.06m approx)
Double glazed patterned window overlooking the rear, laminate flooring, low flush w.c., pedestal sink, bath with shower over the bath, radiator, built in storage cupboard, ceiling light.

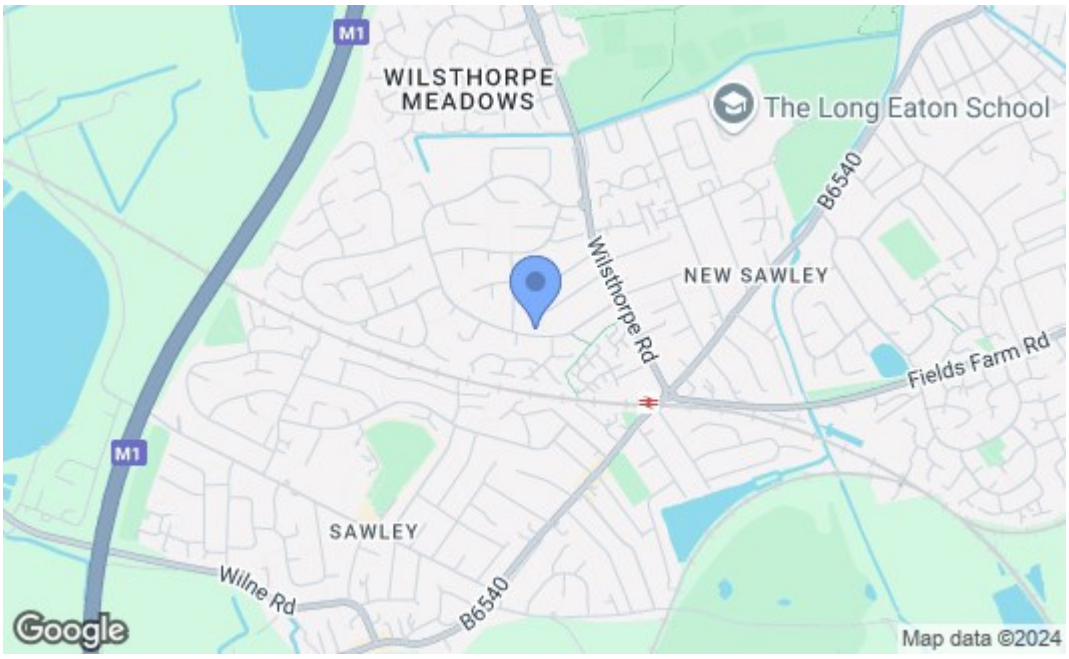
Outside
To the front there is ample off street parking via a tarmac driveway with access into the garage, access into the garden through a wooden gate located to the side. To the rear, there is an enclosed and private garden with patio, lawn and mature flower beds.

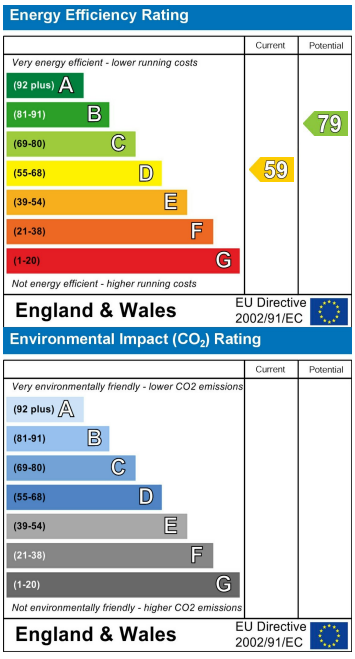
Garage
Up and over door to the front.

Directions
Proceed out of Long Eaton along Tamworth Road and at the traffic island turn right onto Wilsthorpe Road. Tum third left into Ruskin Avenue and the property can be found on the right hand side as identified by our for sale board.
8250RS

Council Tax
Erewash Borough Council Band B

Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 5mbps Superfast 70mbps Ultrafast 1000mbps
Phone Signal – 02, EE, Three, Vodafone
Sewage – Mains supply
Flood Risk – No, surface water low
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No





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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