



1 Kirkwhite Avenue,
Long Eaton, Nottingham
NG10 1BS

£165,000 Freehold



A SUPERBLY RENOVATED AND EXTENDED TRADITIONAL SEMI DETACHED PROPERTY SITTING ON A CORNER PLOT AND OFFERING SPACIOUS EXTENDED ACCOMMODATION OVER TWO FLOORS. AN EARLY VIEWING COMES HIGHLY RECOMMENDED, SELLING WITH NO UPWARD CHAIN.

Being situated close to the heart of Long Eaton with the high street being within walking distance while also providing easy access to Long Eaton train station. The property has recently been renovated to an extremely high standard offering ample reception space, open plan modern living/dining kitchen with French doors to the enclosed garden at the rear. An EN-SUITE is provided to the master bedroom with RE-FITTED KITCHEN, RE-FITTED DOUBLE GLAZING, RE-WIRED and RE-FITTED BATHROOM. An early viewing on this property is a must.

The property is constructed of brick to the external elevation under a tiled roof with a rendered finish and in brief the accommodation comprises an entrance hallway, bay front living room, dining area, open plan living/kitchen and to the first floor there are three good size bedrooms, en-suite to master bedroom and family bathroom. Enclosed garden to the rear.

Being situated on Kirkwhite Avenue the property is found within walking distance of the Asda and Tesco superstores along with numerous other retail outlets found along the high street, there are schools for all ages within walking distance, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, excellent transport links include J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby. Contact the office to make your appointment to view today, selling with the benefit of NO UPWARD CHAIN.



Entrance Hallway

UPVC double glazed door to the front with fixed double glazed panel above, stairs to the first floor with understairs cupboard, ceiling light point, laminate grey flooring and modern doors to:

Living Room

13'11" x 11'1" approx (3.99m x 3.38m approx)

UPVC double glazed sectional bay window to the front with UPVC double glazed window to the side, wall mounted radiator, two ceiling light points, telephone and TV points.

Dining Area

10'11" x 8'8" approx (3.33m x 2.64m approx)

UPVC double glazed window to the side, wall mounted radiator, modern laminate flooring, ceiling light point, ample space for dining or living area with opening through to:

Extended Living Kitchen

17'10" x 10'11" approx (5.44m x 3.33m approx)

This bright and spacious open plan living kitchen benefits from having two UPVC double glazed window to the side with UPVC double glazed French doors leading out to the landscaped rear garden with fixed double glazed panels either side, two wall mounted radiators, ample ceiling light points, range of contemporary grey gloss wall and base units with laminate work surface above, stainless steel sink with modern swan neck mixer tap, space and plumbing for automatic washing machine, integral oven with hob above, space for a free standing fridge freezer, telephone and TV points, breakfast bar overhang and space for additional soft or dining table.

First Floor Landing

Loft access hatch, ceiling light point and panelled doors to:

Bedroom 1

14'11" x 11'1" approx (4.55m x 3.38m approx)

Two UPVC double glazed windows to the front and side elevations, ceiling light point, TV and telephone points and wall mounted radiator. Panelled door to:

En-Suite

Walk-in shower enclosure with mains fed shower above

and rain water shower head over, vanity wash hand basin with storage cupboard below, corner w.c., chrome heated towel rail, modern laminate flooring, recessed spotlight to the ceiling, extractor fan, shaver point and tiled splashbacks.

Bedroom 2

12'1" x 10'4" approx (3.68m x 3.15m approx)

UPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point and telephone point.

Bedroom 3

8'1" x 7'9" approx (2.46m x 2.36m approx)

UPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point, TV point.

Bathroom

Three piece suite comprising panelled bath with mains fed shower over and rain water shower head attachment, pedestal wash hand basin, low flush w.c., UPVC double glazed window to the side, tiled splashbacks, shaver point, chrome heated towel rail, modern laminate flooring and extractor fan.

Outside

The property sits on a corner plot with walled gardens to the front and side, pathway to the front entrance door. To the rear of the property there is a landscaped garden being laid mainly to lawn with patio area and fencing to the boundaries.

Directions

Proceed out of Long Eaton along Tamworth Road and turn left into St Johns Street after the fire station, left again into Kirkwhite Avenue and the property can be found on the left as identified by our 'for sale' board.

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Agents Notes

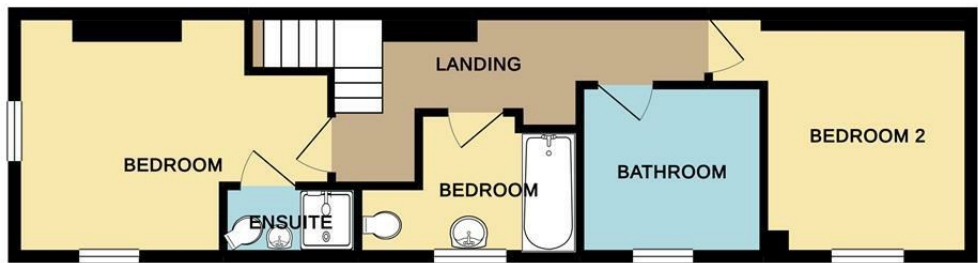
The property has been refurbished since the original EPC was carried out and would now have a higher rating.



GROUND FLOOR



1ST FLOOR



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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	29	
(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		
(82 plus) A		78
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(13-20) F	27	
(1-12) 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.