Robert Ellis

look no further...

Acton Road,

Long Eaton, Nottingham

NG10 1FR

£260,000 Freehold

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A TRADITIONAL THREE BEDROOM SEMI DETACHED HOUSE BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property that boasts many original features and offers spacious accommodation throughout. There is Minton tiled flooring to the hallway with a balustrade staircase, log burners in the reception rooms and original cast iron fireplaces in the two main bedrooms. A particular feature of this property is the dining room being open to the kitchen with the kitchen having patio doors onto the rear garden. An early internal viewing comes highly recommended to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevation all under a tiled roof and benefits from modern conveniences such as gas central heating and has lovely UPVC double glazed sash style windows throughout. In brief the accommodation comprises of a spacious entrance hall, lounge, dining room open to the dining kitchen. To the first floor there are three bedrooms, bathroom and separate w.c. The property is set back from the road and to the rear there is a privately enclosed garden.

The property is within easy reach of the Long Eaton town centre along with Asda and Tesco superstores and numerous other retail outlets found along the high street, there are schools for all ages, health care and sports facilities and excellent transport links such as J25 of the M1, Long Eaton train station, East Midlands Airport and the A52 to Nottingham and Derby.

Entrance Hall
Composite front entrance door, UPVC double glazed window, Minton tiled floor, radiator, dado rail, stairs to the first floor, coving to the ceiling, door to understairs storage cupboard and door to:

Lounge
12'11 x 11'11 approx (3.94m x 3.63m approx)
UPVC double glazed sash windows to the front, picture rail, coving to ceiling, ceiling rose, radiator, log burner with Adam style surround and tiled hearth, laminate floor.

Dining Room
12'11 x 11'10 approx (3.94m x 3.61m approx)
UPVC double glazed sash window to the rear, radiator, exposed varnished floorboards, coal fire with Adam style surround and tiled hearth, open to:

Breakfast Kitchen
22'4 x 8'9 approx (6.81m x 2.67m approx)
Wall, base and drawer units with work surface over, 1½ bowl stainless steel sink and drainer with mixer tap, tiles walls and splashbacks, appliance space, gas cooker point, radiator, composite rear exit door, double glazed sash window to the side and UPVC double glazed patio doors to the rear garden, gas central heating boiler.

First Floor Landing
With access to the loft via pull down ladder and doors to:

Bedroom 1
12'11 x 11'11 approx (3.94m x 3.63m approx)
UPVC double glazed sash windows to the front, original cast iron fireplace, radiator and picture rail.

Bedroom 2
11'11 x 10' approx (3.63m x 3.05m approx)
Original cast iron fireplace with tiled hearth, exposed floorboards and UPVC double glazed sash window to the rear, radiator.

Bedroom 3
10'9 x 8'9 approx (3.28m x 2.67m approx)
Radiator, UPVC double glazed sash window to the rear.

Bathroom
Panelled bath with shower over, pedestal wash hand basin, tiled walls and splashbacks, UPVC double glazed sash window to the side, radiator.

Separate w.c.
Low flush w.c., wash hand basin, tiled splashback, radiator and double glazed sash window to the side.

Outside
To the rear there is a decked area leading onto a lawn with borders full of mature shrubs, flowers and trees, all privately enclosed with walled and fenced boundaries.

Directions
Proceed out of Long Eaton along Waverley Street and at the traffic island turn right into Oakleys Road and left into Acton Road where the property can be found on the left as identified by our for sale board.

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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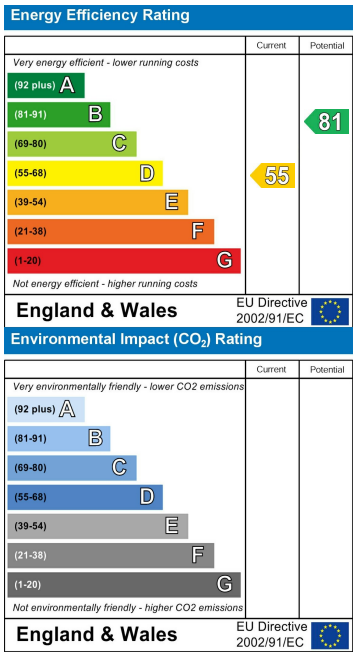

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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