



Ruskin Avenue,  
Long Eaton, Nottingham  
NG10 3HX

**£265,000 Freehold**





THIS IS A WELL PRESENTED AND DECEPTIVELY SPACIOUS THREE BEDROOM SEMI DETACHED HOME WITH OFF-ROAD PARKING AND A SINGLE GARAGE.

Robert Ellis are delighted to bring to the market this deceptively spacious three bed semi-detached home with the benefit of parking and a garage. This property has been well maintained throughout the years with the soffits, fascias and guttering having been replaced in 2024 and the roof being re-pointed and is in a condition that is ready for the new owners to move straight in. Boasting ample room with three spacious bedrooms this property would suit a wide range of purchasers including first time buyers and small families. We strongly recommend an internal viewing in order to fully appreciate the accommodation that is on offer.

This traditional home has brick and attractive reconstituted stone facings under a pitched and interlocking concrete tiled mansard roof. The property derives all of the benefits of gas fired central heating and uPVC double glazed windows throughout. In brief the accommodation includes a brightly lit entrance hallway, a spacious living room with dining space and uPVC double glazed sliding doors to the garden, a well-equipped kitchen, a modern four-piece bathroom suite and three larger than average bedrooms. The property is set back from the road by a shared driveway and front lawn. To the rear is a tastefully landscaped garden made private by timber fencing and a single detached garage.

Being located on Ruskin Avenue, the property is within a few minutes drive of the Asda, Tesco, Lidl and Aldi stores and other retail outlets found in Long Eaton town centre, there are health care and sports facilities, excellent local schools for all ages and transport links which include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



## Porch

Open storm porch with a light.

## Entrance Hallway

Obscure UPVC door with matching light panel to the side, stairs to the first floor, ceiling spotlights, anthracite vertical radiator, tiled flooring, understairs storage cupboard housing the electric consumer unit, doors to the lounge/diner and kitchen.

## Lounge/Diner

11'2" to 9'0" x 23'4" approx (3.41m to 2.76m x 7.13m approx)

UPVC double glazed window to the front, coving, UPVC double glazed sliding patio door to the rear, two radiators.

## Kitchen

10'9" x 8'7" approx (3.29m x 2.64m approx)

UPVC panel and double glazed door to the rear and window to the side, ceiling spotlights, vertical white radiator, handle-less wall, base and drawer units with marble effect laminate work surfaces with matching splashback, composite 1½ bowl sink and drainer with chrome mixer tap, integrated Bosch single electric oven, four ring Bosch gas burner over with glass splashback and extractor over, multi-function tap, AEG dishwasher, space and plumbing for a washing machine, integrated fridge freezer, cupboard housing the wall mounted Baxi boiler.

## First Floor Landing

With doors to:

### Bedroom 1

11'1" x 10'8" approx (3.4m x 3.27m approx)

UPVC double glazed window to the rear, coving, radiator.

### Bedroom 2

8'7" x 12'9" approx (2.63m x 3.9m approx)

UPVC double glazed window to the front, radiator, coving and loft access hatch.

### Bedroom 3

8'7" x 10'0" approx (2.62m x 3.05m approx)

UPVC double glazed window to the front, radiator, storage cupboard with shelves.

## Bathroom

6'0" x 7'10" approx (1.85m x 2.39m approx)

Obscure UPVC double glazed window to the rear, four

piece white suite comprising of a pedestal wash hand basin with chrome mixer tap, bath, low flush w.c., quadrant shower enclosure with mains fed shower, fully tiled walls, chrome heated towel rail, grey tiled floor, ceiling spotlights, extractor fan.

## Outside

To the front of the property there is off road parking for two vehicles, garden laid to lawn, well established borders and conifers, shared drive providing access to the garage.

There is a block paved patio seating area, central garden laid to lawn, well established borders with shrubs, bushes and raised beds, raised decked seating area, wooden fence to the boundaries, external lighting and water tap, timber gate providing access to the front.

## Garage

7'8" x 19'1" approx (2.35m x 5.84m approx)

Detached brick garage with single up and over door, power and light, UPVC double glazed window to the rear.

## Directions

Proceed out of Long Eaton along Tamworth Road and at the island turn right into Wilsthorpe Road. Turn third left into Ruskin Avenue and the property can be found on the left hand side.

9341MH

## 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 55mbps

Ultrafast 1800mbps

Phone Signal – Vodafone, 02, Three, EE

Sewage – Mains supply

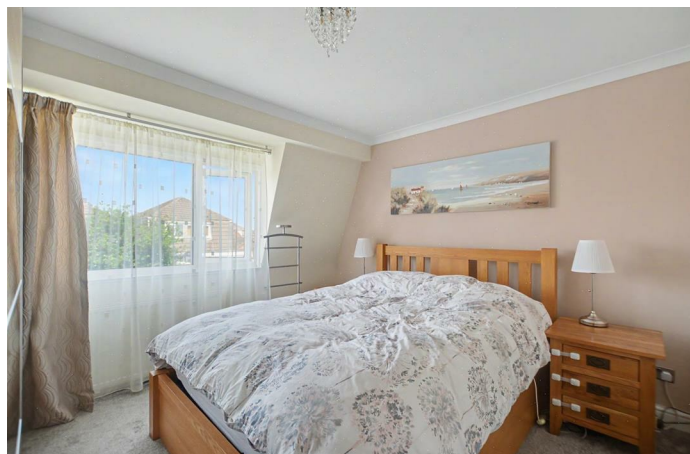
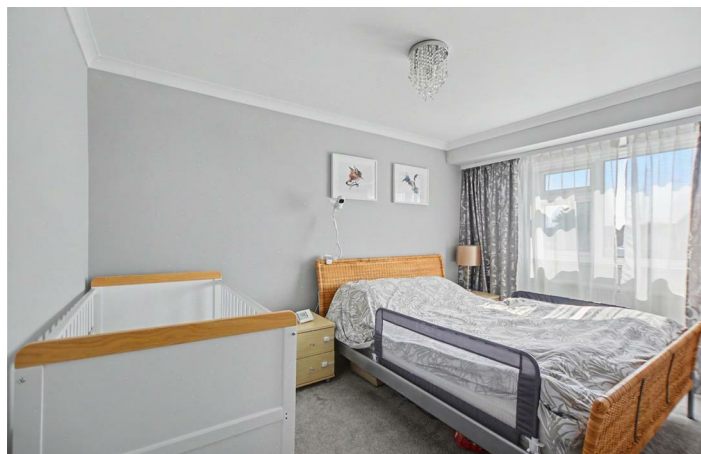
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

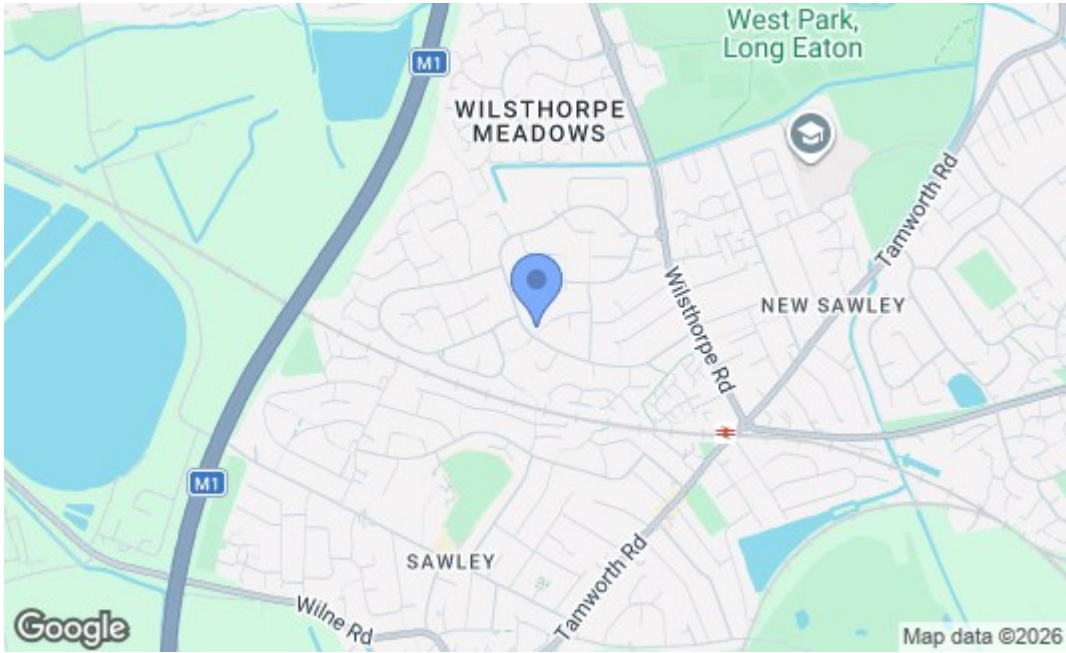
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No







| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales 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 |         |           |
| 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.