Robert Ellis

*look no further...*

Birkin Avenue,
Toton, Nottingham
NG9 6ET

**£260,000 Freehold**

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A SPACIOUS AND VERY WELL PRESENTED NEWLY REDECORATED THREE-BEDROOM SEMI-DETACHED HOUSE BEING SOLD WITH NO UPWARD CHAIN

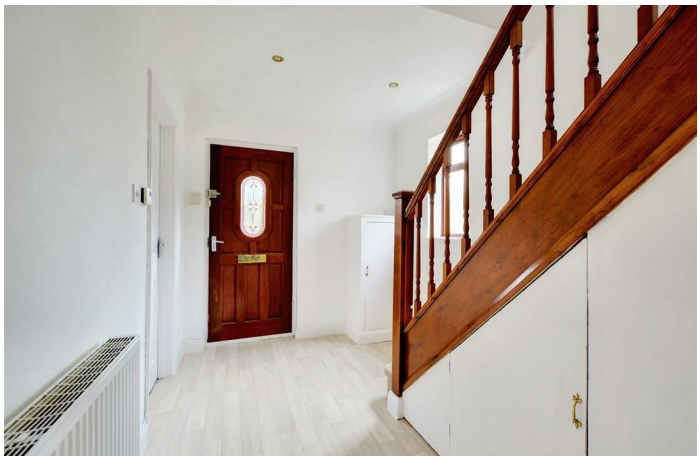
Located on Birkin Avenue, this traditional three-bedroom, semi-detached property provides a lovely home which will suit a whole range of buyers. With the property being all freshly decorated and with new flooring throughout, the property is ready for a purchaser to move straight in. These may be people purchasing their first property, through to those who might want a three-bedroom house, located close to outstanding local schools and other amenities and facilities.

The property has a large drive for at least three cars, with a good-size private garden to the rear. It is constructed of brick to the external elevations, under a pitched, tiled roof. For the size of the accommodation and rear garden to be appreciated, we recommend interested parties make a full inspection, to see for themselves all that is included. The well-proportioned accommodation benefits from gas central heating and double-glazing and lends itself to be altered on the ground floor with the kitchen being combined to the rear dining room which is already open to the front lounge. This would make an impressive Open plan family kitchen-diner!

The property has been fully redecorated and is ready for a new buyer to move in and put their own stamp on. The property is entered through the main reception hall with doors to the front lounge and kitchen.
The lounge is open to the dining area at the rear, making it perfect for open plan living. The spacious kitchen is fitted with wall and base units, with a door into a rear porch, with doors to the rear garden and side of the property. There is also a storage cupboard and WC, with further storage in the original outhouse. The first-floor landing leads to the three bedrooms and bathroom, which currently has a large corner-bath. There is paved driveway to the front of the property and a paved rear patio leads to a large lawned garden, which gains privacy from having fencing to the three boundaries.

Toton is a very popular residential area, with a Tesco superstore on Swiney Way. Many other shopping facilities exist in nearby Beeston and Long Eaton. At the Chilwell Retail Park there is an M&S food store, TK Maxx, Next and several coffee eateries.

Excellent schools for all ages are within walking distance of the property, and Toton Fields and the picturesque Attenborough Nature Reserve offer scenic walks. The excellent transport links include J25 of the M1, East Midlands Airport, stations at Beeston, Long Eaton and East Midlands Parkway, and the A52. Other main roads provide good access to Nottingham, Derby and other East Midlands areas.



## Entrance Hallway
10'8 x 7'5 approx (3.25m x 2.26m approx)
Wooden front door with a wooden double glazed obscure window to the side, new vinyl flooring, ceiling spotlights and radiator, cupboard housing the electric and gas meters. Doors to:

## Lounge
14'6 x 11'4 approx (4.42m x 3.45m approx)
Wooden double glazed window to the front which opens up into the dining room, new carpeted flooring, ceiling light, coving to the ceiling, gas fireplace with hearth with painted wooden surround and attractive feature surround, radiator, ample plug sockets and TV point.

## Dining Room
9'4 x 8'8 approx (2.84m x 2.64m approx)
Open to the living room, the dining space has wooden double glazed window to the rear, new carpeted flooring, ceiling light, radiator, coving to the ceiling and door to:

## Kitchen
12'8 x 9'4 approx (3.86m x 2.84m approx)
Wooden double glazed window to the side and small wooden double glazed window to the rear, vinyl flooring, ceiling spotlight and separate ceiling light, wooden door to the rear porch, space for a fridge freezer and washing machine, gas hob and oven with extractor hood over, wall and base units with work surface over, inset sink and drainer.

## Rear Porch
Two UPVC double glazed doors, one to the rear garden and one to the side, low flush w.c. and outhouse for storage.

## First Floor Landing
8' x 5'8 approx (2.44m x 1.73m approx)
Wooden double glazed obscure window to the side, ceiling light, new carpeted flooring, loft access hatch and doors to:

## Bathroom
8' x 5'6 approx (2.44m x 1.68m approx)
Two wooden double glazed obscure windows to the rear, new vinyl flooring, ceiling spotlights, radiator, corner bath with free standing sink and w.c.

## Bedroom 1
12'9 x 11'4 approx (3.89m x 3.45m approx)
Wooden double glazed window to the front, ceiling light, new carpeted flooring, radiator, ample plug sockets, in-built storage cupboard and TV point.

## Bedroom 2
14'3 x 8'7 approx (4.34m x 2.62m approx)
Wooden double glazed window to the rear, ceiling light, new carpeted flooring, radiator, ample plug sockets, storage cupboard housing the combi boiler and built-in wardrobe.

## Bedroom 3
9'4 x 8'4 approx (2.84m x 2.54m approx)
Wooden double glazed window to the front, ceiling light, radiator, new carpeted flooring, ample plug sockets and storage cupboard above the stairs.

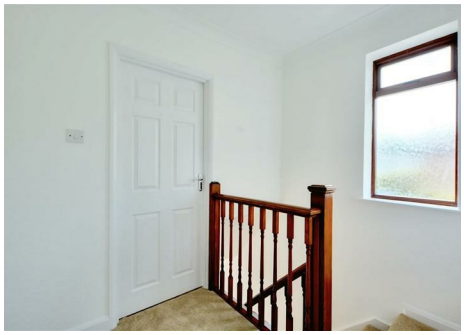
## Outside
To the front there is a large hard standing for three/four cars and access down the side with a covered area and fence with a gate to the rear garden.

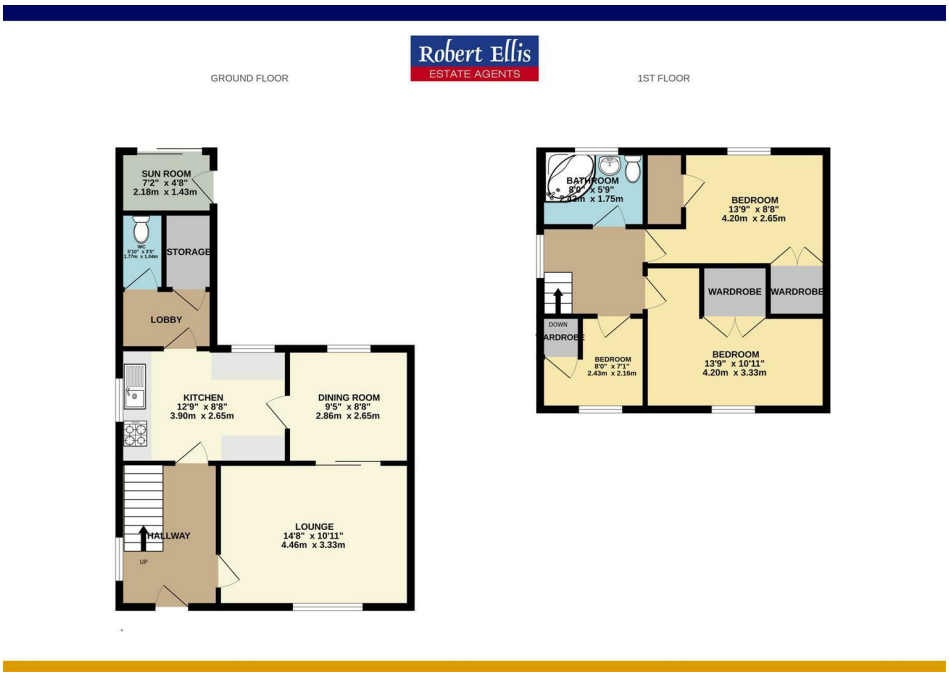
To the rear of the property there is a large paved patio area with fully enclosed private lawned garden with shrubs and bushes to the borders and fencing to the boundaries.

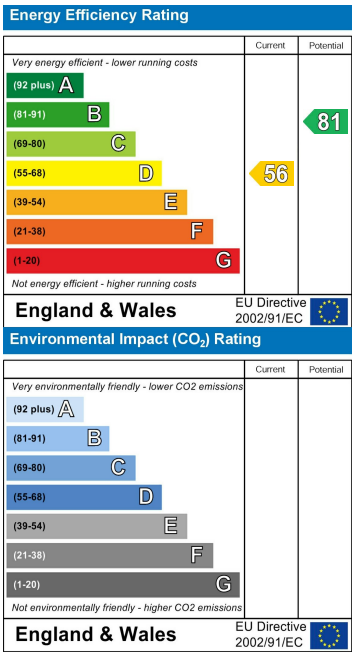
## Directions
Proceed out of Long Eaton along Nottingham Road and at the traffic lights turn left in to High Road and first left in to Portland Avenue. Birkin Road is then a turning on the right hand side.
7809AMJG

## Council Tax
Broxtowe 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 20mbps Ultrafast 1000mbps
Phone Signal – 02, Vodafone, EE, Three
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








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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