



Byron Avenue,  
Long Eaton, Nottingham  
NG10 4EY

**O/A £215,000 Freehold**





A TRADITIONAL EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY WITH A LARGE GARAGE/WORKSHOP TO THE REAR.

Being located on a very popular road on the outskirts of Long Eaton, this extended three bedroom property offers scope for a new owner to stamp their mark whilst being in a position to move straight in to. Deriving the benefit of modern conveniences such as re-fitted gas central heating and double glazing with an extended kitchen to the rear. The property is found on a good size plot with driveway and workshop.

The property is constructed of brick to the external elevation all under a tiled roof and in brief comprises of an entrance lobby, living room with understairs storage cupboard, open plan living/dining kitchen, ground floor bathroom and to the first floor there are three bedrooms with a w.c. to the second bedroom. Outside there is a low maintenance walled garden to the front, shared driveway to the side leading to the enclosed garden laid to lawn, fencing to the boundaries and large workshop/garage. To fully appreciate the size of the accommodation on offer, an early viewing comes recommended.

The property is within easy reach of the Asda and Tesco superstores and numerous other retail outlets found in Long Eaton town centre, there are schools for all ages, health care and sports facilities which include the West Park Leisure Centre and adjoining playing fields and excellent transport links which include J25 of the M1 which is literally only a few minutes' drive away from the property, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.



### Entrance Hall

UPVC entrance door with double glazed stained glass panels, new laminate flooring, stairs to the first floor and internal door to:

### Lounge

16'6" x 13'8" approx (5.03m x 4.17m approx)

With UPVC double glazed picture window to the front, fuel effect gas fire with tiled surround and hardwood mantle, hardwood storage units either side of the chimney breast with wall lights above, radiator and access to an additional storage under the stairs.

### Kitchen Diner

18'8" x 10'10" approx (5.69m x 3.30m approx)

The extended kitchen and diner has been opened up with a brick archway to provide a great open plan space. Wall and base units with work surface over, stainless steel sink and drainer with mixer tap, space and plumbing for an automatic washing machine, space for tumble dryer, oven and fridge freezer, radiator, UPVC double glazed window to the rear. Internal glazed door to rear lobby and panelled door to:

### Bathroom

8'10" x 5'7" approx (2.69m x 1.70m approx)

The ground floor bathroom comprises of a three piece suite having a panelled bath with mixer tap and electric shower over, wash hand basin and low flush w.c. with eco flush, two radiators, floor and wall tiles and two double glazed UPVC windows, ceiling light point, extractor fan.

### Rear Porch

4'5" x 3'11" approx (1.35m x 1.19m approx)

Providing access to the garden through two hardwood doors, laminate flooring, wall light point and side window.

### First Floor Landing

UPVC double glazed window to the side, wall light point, loft access hatch with ladder to the boarded and lit loft space and doors to:

### Bedroom 1

13'11" x 10'4" approx (4.24m x 3.15m approx)

UPVC double glazed picture window to the front,

decorative dado rail, radiator, ceiling light point, storage above the stairs with additional window which could be used as a wardrobe.

### Bedroom 2

11'11" x 9'7" approx (3.63m x 2.92m approx)

UPVC double glazed window to the rear, decorative dado rail, radiator, airing/storage cupboard housing the re-fitted gas central heating boiler with a w.c. cubicle incorporating a wash hand basin and tiled splashbacks.

### Bedroom 3

9'4" x 7'2" approx (2.84m x 2.18m approx)

UPVC double glazed window to the rear, decorative dado rail, radiator.

### Outside

To the front of the property there is off the road parking behind a decorative brick wall with two cast stone balls. The rear garden benefits of the sun most of the day and is laid to lawn, side fence panels and a paved patio area perfect for outdoor dining. A pathway leads up to the rear of the garden where there is access to the workshop.

### Outbuilding

38'9" x 12'2" approx (11.81m x 3.71m approx)

Double doors to the front, secure side access door, window to the side, light and power. Archway through to:

### Store

10'1" x 10' approx (3.07m x 3.05m approx)

Separate glazed access door, window and archway to outbuilding.

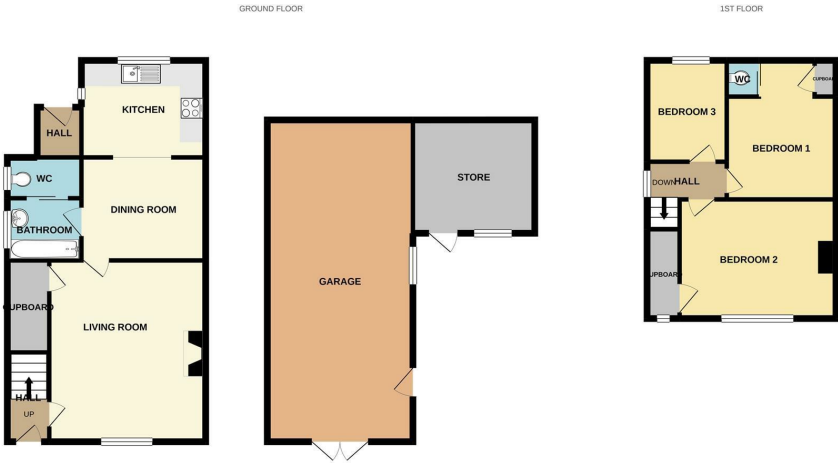
### Directions

Proceed out of Long Eaton along Derby Road and after passing College Street take the right hand turning onto Breedon Street. Continue for some distance and take the left hand turning onto Byron Avenue where the property is situated on the right hand side.

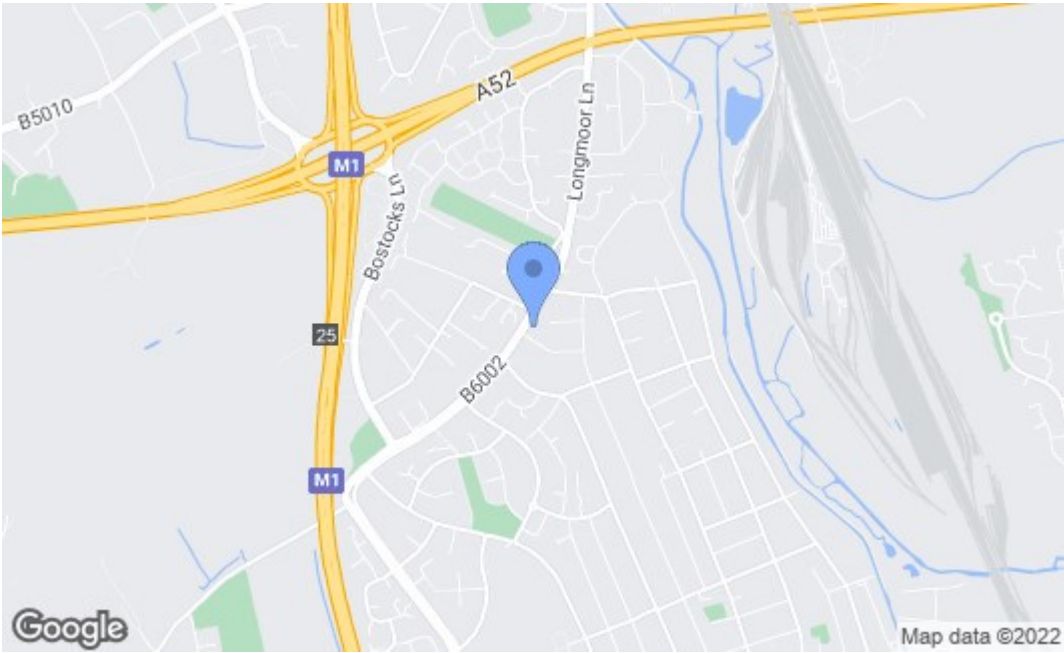
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		
(81-91) B		80
(69-80) C		
(55-68) D	58	
(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		

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