



Dale Avenue,
Long Eaton, Nottingham
NG10 1NP

O/O £175,000 Freehold



A THREE BEDROOM MID TERRACE PROPERTY WITH ENCLOSED REAR GARDEN AND BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are pleased to bring to the market this spacious three bedroom mid terrace home. The property benefits from gas central heating and double glazing and will suit a range of buyers, from first time buyers, investors, growing families and even those looking to downsize.

The property in brief comprises of a lounge, dining room, kitchen and bathroom. To the first floor the landing leads to three generous bedrooms and a separate w.c. Outside the property is set back from the road with a small walled garden and to the rear there is an enclosed garden with patio area and lawn.

Located in the popular residential town of Long Eaton, close to and within walking distance to a wide range of local schools, shops and parks. Long Eaton town centre has fantastic supermarkets and healthcare facilities along with transport links including nearby bus stops and easy access to major road links such as the M1, A50 and A52 to both Nottingham and Derby. An early viewing comes highly recommended.



Lounge

12'5 x 10'9 approx (3.78m x 3.28m approx)

UPVC double glazed window and door to the front, carpeted flooring, open fire, radiator and ceiling light.

Inner Hall

With door to:

Dining Room

11'7 x 11' approx (3.53m x 3.35m approx)

UPVC double glazed window to the rear, carpeted flooring, built-in storage cupboard, radiator and ceiling light.

Kitchen

13'5 x 6'9 approx (4.09m x 2.06m approx)

UPVC double glazed window to the side and UPVC double glazed door to the rear, wall, base and drawer units with work surface over, inset sink and drainer, tiled flooring, radiator, electric oven, gas hob, extractor fan over, space for a fridge freezer and ceiling light.

Bathroom

5'3 x 7'1 approx (1.60m x 2.16m approx)

Obscure UPVC double glazed window to the rear, tiled flooring, radiator, pedestal wash hand basin, low flush w.c., bath with shower over and ceiling light.

First Floor Landing

Carpeted flooring, radiator, ceiling light and doors to:

Bedroom 1

13'9 x 10'9 approx (4.19m x 3.28m approx)

UPVC double glazed window to the front, fitted wardrobes, carpeted flooring and ceiling light.

Bedroom 2

11'4 x 11'2 approx (3.45m x 3.40m approx)

UPVC double glazed window to the rear, built-in storage cupboard, radiator, carpeted flooring and ceiling light.

Bedroom 3

8'3 x 7'4 approx (2.51m x 2.24m approx)

UPVC double glazed window to the rear, carpeted flooring, radiator and ceiling light.

Separate w.c.

5'2 x 4'4 approx (1.57m x 1.32m approx)

Obscure UPVC double glazed window to the side, vinyl flooring, low flush w.c., pedestal wash hand basin and ceiling light.

Outside

To the rear there is an enclosed garden with lawn and patio area.

Directions

Proceed out of Long Eaton along Derby Road turning right into Cranmer Street and left into Dale Avenue where the property can be found on the right hand side.

7589AMRS

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 34mbps

Ultrafast 1000mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No, surface water low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.

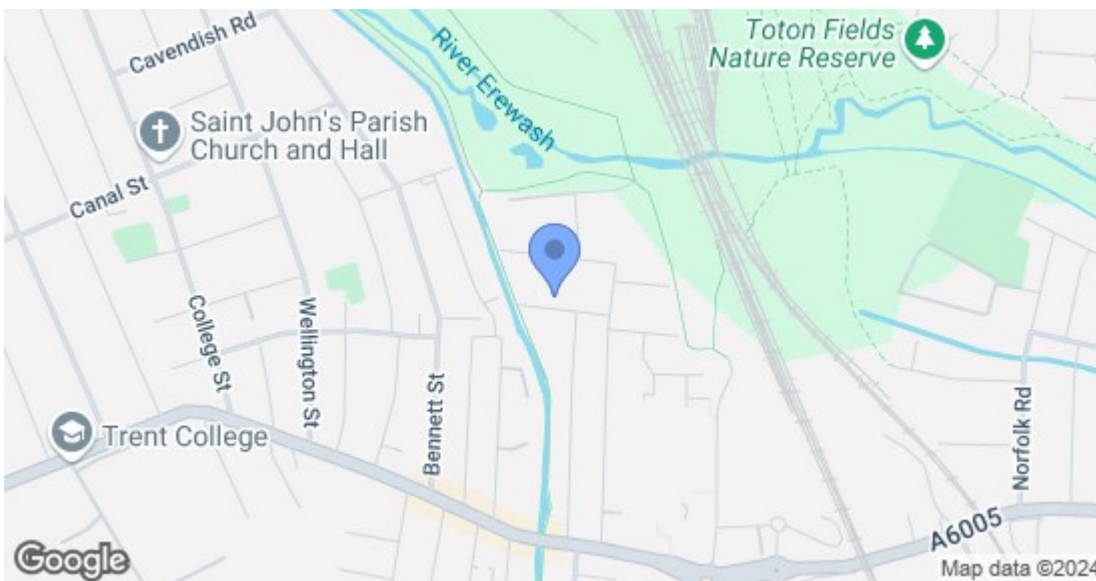


1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

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			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(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			
(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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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