



Willow Avenue,
Long Eaton, Nottingham
NG10 INT

O/I/R £210,000 Freehold



THIS IS A THREE BEDROOM SEMI DETACHED HOME WHICH HAS A LOVELY QUIET SETTING, BUT IS STILL ONLY A FEW MINUTES WALK AWAY FROM THE CENTRE OF LONG EATON.

Being situated on Willow Avenue, this three bedroom semi detached property offers an ideal home which will suit a whole range of buyers, from people buying their first property through to those who might be downsizing who are looking for a property which is in a quiet location, but is still convenient for quick access to all the amenities and facilities provided by Long Eaton town centre. The property is being sold with the benefit of NO UPWARD CHAIN and for the size of the accommodation and privacy of the rear garden to be appreciated, we recommend interested parties do take a full inspection so they can see all that is included in this lovely home for themselves. The property is also close to open space which provides a beautiful place to walk, all of which has helped to make this a popular and convenient place to live.

The property stands back from Willow Avenue with parking and a garden at the front and is constructed of brick to the external elevations under a pitched tiled roof. The accommodation derives all the benefits of having gas central heating and double glazing and includes an enclosed porch, reception hall, lounge with feature fireplace, a fitted dining kitchen with pantry off and to the first floor the landing leads to the three good size bedrooms and fully tiled bathroom which has a light coloured suite with a shower over the bath. Outside there is the parking space and garden at the front, access via the left hand side of the property to the rear where there is a private Southerly facing garden which has a patio, lawn with borders to the sides, fencing to the boundaries and at the bottom of the garden there is an asbestos panelled garage which is accessed from the road at the side.

As previously mentioned the property is only a few minutes walk away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, there are walks in the adjacent open space along the Erewash River that leads to Toton Fields, there are excellent schools for all ages within easy reach and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Porch

Enclosed porch having double opening opaque glazed entrance door and from the porch there is a glazed door with matching side panels leading to:

Reception Hall

Stairs leading to the first floor, radiator with a shelf over and cornice to the wall and ceiling.

Lounge

14' x 10' approx (4.27m x 3.05m approx)

Double glazed bow window with fitted vertical blinds to the front, flame effect gas fire set in a stone fireplace with a wooden top plinth and Cornish slate hearth and back plate, radiator, two wall lights and cornice to the wall and ceiling.

Dining Kitchen

14' x 8' approx (4.27m x 2.44m approx)

The kitchen has oak finished units and includes a stainless steel sink set in an L shaped work surface with shelves, space for an automatic washing machine and cupboards below, space for an upright gas cooker, work surface with drawers below, shelved pantry cupboard, matching eye level wall cupboard and display cabinets and hood over the cooking area, double glazed window with fitted blind to the rear, radiator, tiling to the walls by the work surface areas, cornice to the wall and ceiling and half opaque glazed door leading out to the rear garden.

Pantry

Having shelving to the walls, opaque double glazed window to the side, gas and electric meter and the electric consumer unit are housed in the pantry which also has a light.

First Floor Landing

Opaque double glazed window to the side, the balustrade continues from the stairs onto the landing and there is a hatch to the loft.

Bedroom 1

11' x 10' approx (3.35m x 3.05m approx)

Double glazed window with fitted vertical blinds to the front and a radiator.

Bedroom 2

11' x 8' plus wardrobes (3.35m x 2.44m plus wardrobes)

Double glazed window to the rear, radiator, two double wardrobes with cupboards over and a further double glazed wardrobe with cupboards above and an airing/storage cupboard.

Bedroom 3

7' x 5' approx (2.13m x 1.52m approx)

Double glazed window to the front and a radiator.

Bathroom

The bathroom is fully tiled and has a light coloured suite including a panelled bath with a Mira electric shower over and a sliding protective screen, hand basin set on a surface with a double cupboard beneath, low flush w.c. with a concealed cistern, mirror with a light to one wall, recessed lighting to the ceiling and a double glazed window with a fitted blind.

Outside

At the front of the house there is an off road parking space, a lawn with pebbled beds to the sides and a slabbed path leads through a gate to the rear.

At the rear there is a slabbed patio, a greenhouse, a path leads to the bottom of the garden where there is an asbestos panelled garage which is accessed from a driveway from the road at the side, lawn with borders to the sides, fencing to the side boundaries, there is an outside tap and light with there being a covered area by the back door.

Outside Store

The outside store at the rear of the property houses the gas boiler, has a power point, lighting and a half opaque glazed door.

Directions

Proceed out of Long Eaton along Derby Road and take the first right into Cranmer Street. Continue to the end and turn left into Hemlock Avenue and then right into Willow Avenue where the property can be found on the right.
8275AMMP

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 16mbps Superfast 32mbps Ultrafast 1000mbps

Phone Signal – EE, 02, Vodafone, Three

Sewage – Mains supply

Flood Risk – No, surface water medium

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

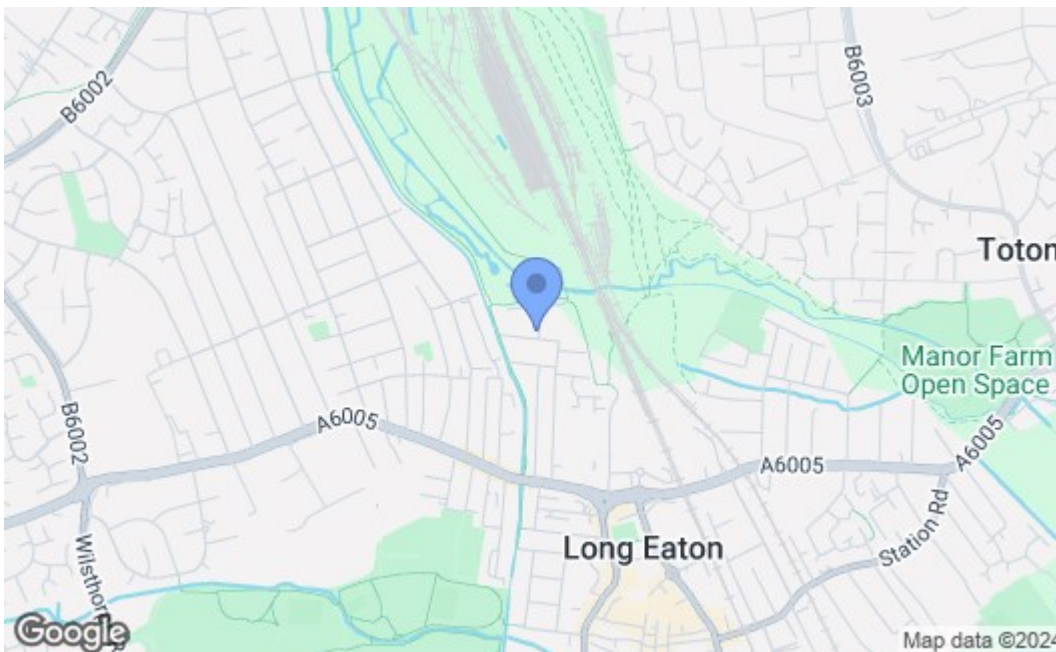
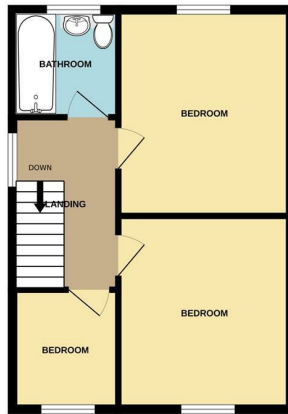
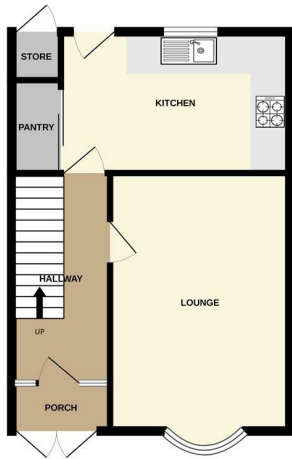
Other Material Issues – No



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 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	

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.