

Birchwood Avenue,  
Long Eaton, Nottingham  
NG10 3NE

**Price Guide £165-170,000**  
**Freehold**





SPACIOUS MID TERRACED HOUSE WHICH HAS BEEN UPDATED BY THE CURRENT OWNERS AND HAS THE OPPORTUNITY TO EXTEND TO THE REAR.

The entrance door opens into the dining room with a double glazed window overlooking the front garden and door access into the living room. There is a useful under stairs storage cupboard with light and the living room is a good size, with access to the stairs to the first floor and door leading to the kitchen. The kitchen would benefit from being upgraded or potentially extended.

The first floor landing leads to the two bedrooms which both are double in size. The master bedroom provided access to the shower room which has been updated. The rear garden is fully enclosed and is generous in size and offers excellent privacy as it is not overlooked. There is a small low maintenance garden to the front. Viewings are recommended to appreciate the property and convenience of the location.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there is a Sainsbury's convenience store on Tamworth Road, schools for all ages are within easy reach of the house, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the transport links include junctions 24 and 25 of the M1, Long Eaton and East Midlands Parkway stations, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Dining Room

10'11" into recess x 10'9" approx (3.33m into recess x 3.3m approx)

UPVC entrance door with obscure double glazed light panel within and obscure double glazed light panel above, UPVC double glazed window to the front, radiator, grey wood effect laminate flooring, understairs storage cupboard with a light and housing the electric consumer unit. Door to:

### Living Room

11'10" x 10'11" into recess approx (3.61m x 3.33m into recess approx)

UPVC double glazed window to the rear, radiator, continuation of the grey laminate flooring, stairs to the first floor and door to:

### Kitchen

7'11" x 5'7" approx (2.43m x 1.72m approx)

UPVC double glazed window to the side, aluminium obscure double glazed door to the rear, wall, base and drawer units with wood effect laminate work surface over with matching upstand, tiled splashback, 1 ½ bowl stainless steel sink with chrome mixer tap, integrated single electric oven, electric hob and extractor over, plumbing and space for a washing machine, tiled floor.

### First Floor Landing

With doors to:

### Bedroom 1

10'11" into recess x 11'10" approx (3.35m into recess x 3.63m approx)

UPVC double glazed window to the rear, radiator, step down and door to:

### Shower Room

8'0" x 5'6" approx (2.46m x 1.69m approx)

Obscure UPVC double glazed window to the rear, tiled walls, shower enclosure with mains fed shower having a rainwater shower head and glazed screen, vanity wash hand basin with black tap, low flush w.c., black heated towel rail, tiled floor, airing/storage cupboard housing the combi boiler.

### Bedroom 2

10'10" x 10'11" approx (3.31m x 3.33m approx)

UPVC double glazed window to the front, radiator, storage cupboard with shelves and loft access hatch.

### Outside

There are decorative chippings to the front, external light and low level brick wall to the boundary.

The garden to the rear is fully enclosed with a paved patio, artificial lawn, raised decked area, wooden fence to the boundary, timber storage shed, outside tap and external light. There is access from a neighbouring garden for bin access.

### Directions

Proceed out of Long Eaton along Tamworth Road and after the canal bridge Birchwood Avenue can be found as a turning on the right hand side.

9092MH

### 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 13mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

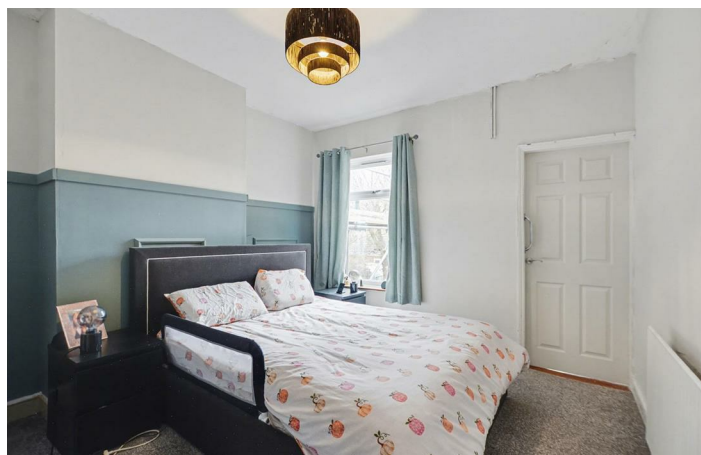
Flood Risk – No flooding in the past 5 years

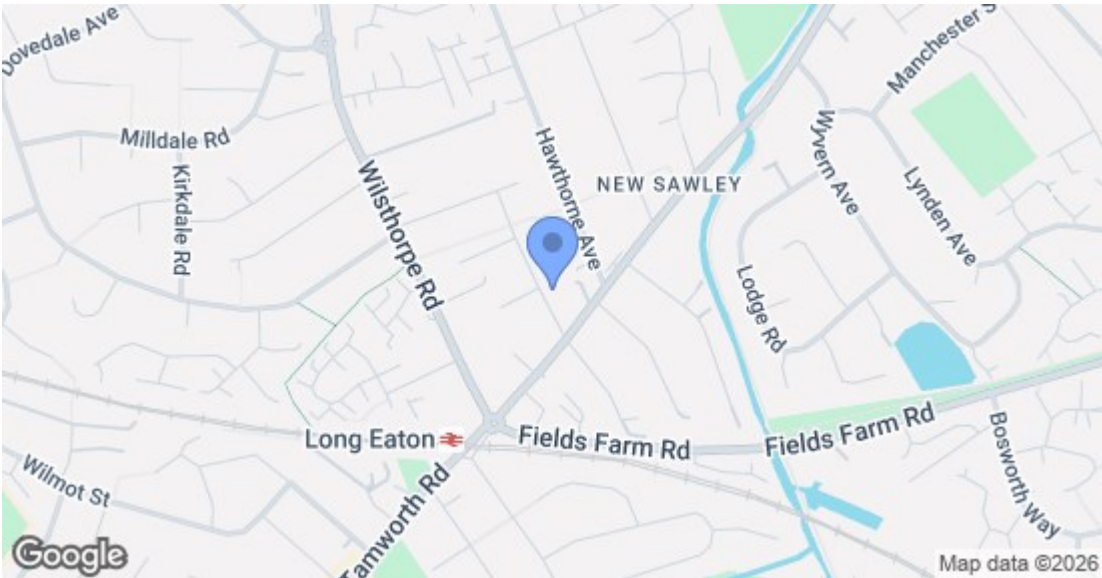
Flood Defenses – No

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		87
(81-91) B		
(69-80) C		68
(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.