Robert Ellis

look no further...

Sandford Avenue,
Long Eaton, Nottingham
NG10 1BQ

£170,000 Freehold

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WELL-PRESENTED TRADITIONAL THREE BEDROOM SEMI-DETACHED HOME IN THE HEART OF LONG EATON WITH NO UPWARD CHAIN.

A traditional three-bedroom semi-detached property situated in the heart of Long Eaton, offered to the market with the benefit of no upward chain. This well-presented home is ideal for first time buyers or families alike, being within walking distance of local amenities, schools and convenient transport links including nearby bus stops. The property features a modern fitted kitchen and two versatile reception rooms, providing flexible living space suited to both everyday living and entertaining. Externally, there is an enclosed rear garden designed for low maintenance, offering a private outdoor space to enjoy. The garden also benefits from a versatile garden room with power, water and an additional w.c. The property has also been insulated externally. An early viewing is highly recommended to fully appreciate the accommodation and location on offer.

The property is entered through a bay-fronted lounge, providing a bright and welcoming reception space, which in turn leads through to the dining room. Beyond this, the kitchen is fitted with a contemporary range of units and offers a practical and stylish space for everyday living, with underfloor heating leading into the bathroom too. There is a useful utility area with a door leading out to the rear garden, and the family bathroom is accessed from this space. To the first floor, the landing provides access to three bedrooms. Outside, the rear garden has been designed with low maintenance in mind and features a superb built-in BBQ kitchen, which is covered and benefits from power along with both hot and cold water supply, making it ideal for outdoor entertaining. There is also a garden room which is equipped with power, lighting, plumbing including an additional w.c, and a roof window.

Located in the popular residential town of Long Eaton, close to a wide range of local schools, shops and parks and within walking distance to Long Eaton town centre where there are further shops, supermarkets and healthcare facilities. There are fantastic transport links available such as nearby bus stops and easy access to major road links including the M1, A50 and A52 to both Nottingham and Derby with East Midlands Airport and local train stations just a short drive away.

Lounge
11'11 approx (3.63m approx)
UPVC double glazed bay window to the front, UPVC double glazed door, laminate flooring, ceiling light, radiator in a housing, cornice to the wall and ceiling, shelving either side of the fireplace with a modern electric fireplace, door to the understairs storage cupboard and open to:

Dining Room
11'9 x 11'1 approx (3.58m x 3.38m approx)
UPVC double glazed window to the rear, laminate flooring, ceiling light, two wall lights, cornice to the wall and ceiling and radiator in a housing.

Kitchen
6'6 x 8'3 approx (1.98m x 2.51m approx)
The recently re-fitted kitchen has a UPVC double glazed window to the rear, marble effect tiled flooring which has unfloor heating, ceiling light, taupe modern Shaker style wall, drawer and base units with laminate work surfaces over, integral bin, brick style tiled splashbacks, 1½ bowl composite sink and drainer with a spray mixer tap, built-in oven and microwave oven, Hotpoint dishwasher, four ring Bosh induction hob and extractor over. Open to:

Inner Lobby/Utility
UPVC double glazed door to the rear, plumbing and space for a washing machine and tumble dryer above, door to:

Bathroom
6'7 x 5'1 approx (2.01m x 1.55m approx)
Obscure UPVC double glazed window to the rear, tiled floor with underfloor heating, towel radiator, ceiling light, low flush w.c. wash hand basin with mixer tap with two drawers below, mirrored vanity wall unit, panelled bath with electric shower, part tiled walls.

First Floor Landing
17'7 x 2'7 approx (5.36m x 0.79m approx)
Radiator in a housing, recessed ceiling spotlights, laminate flooring, cornice to the wall and ceiling and doors to:

Bedroom 1
10'9 x 9'2 approx (3.28m x 2.79m approx)
UPVC double glazed window to the front, laminate flooring, ceiling light, radiator in a housing, cornice to the wall and ceiling, built-in cupboards with loft access hatch (potential for stairs).

Bedroom 2
12'1 x 8'1 approx (3.68m x 2.46m approx)
UPVC double glazed window to the rear, radiator, ceiling light, cornice to the wall and ceiling, laminate flooring, built-in overhead storage and built-in wardrobes.

Bedroom 3
7'7 x 6'4 approx (2.31m x 1.93m approx)
UPVC double glazed window to the rear, laminate flooring, cornice to the wall and ceiling, chrome radiator and ceiling light.

Garden Room
12'8 x 13'1 approx (3.86m x 3.99m approx)
A modern, versatile garden room with UPVC double glazed windows and door to the front, power and light, second w.c. and currently has a wash basin, this could be changed into a shower.

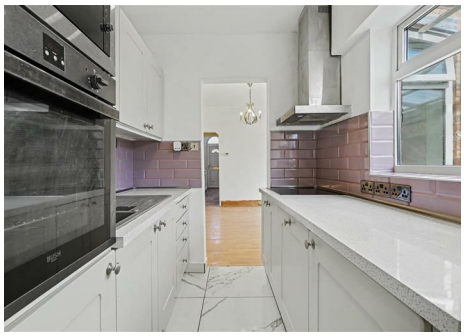
Outside
The property sits back from the road with a small front garden behind a brick wall and leading to the front door. There is access to the rear via the left hand side with a lockable gate.

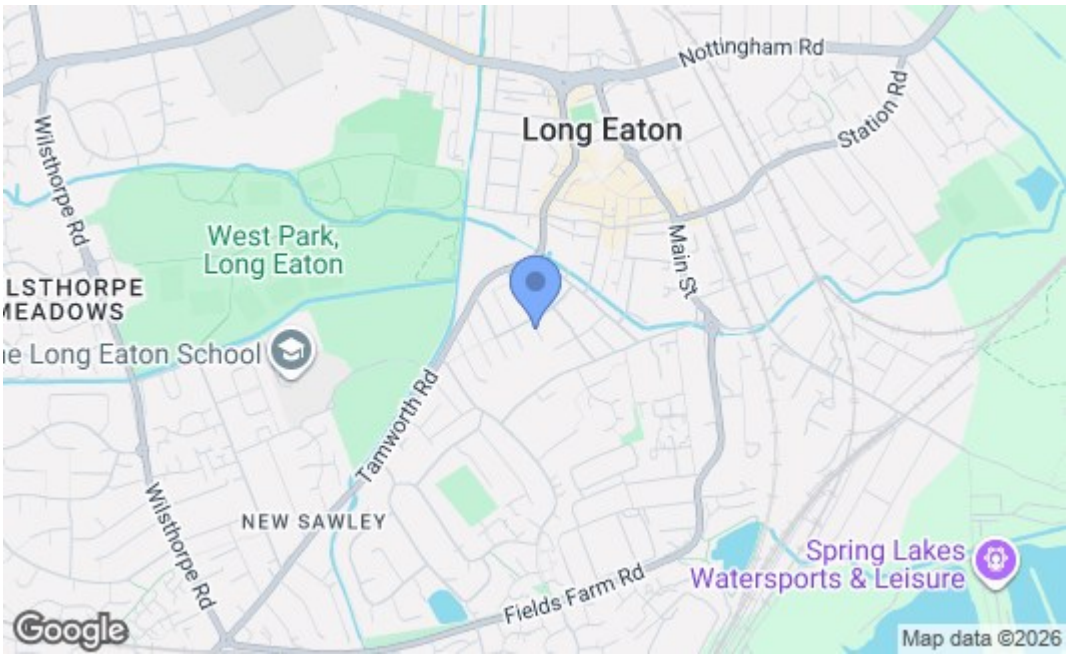
To the rear there is a low maintenance, fully enclosed courtyard which has an outdoor kitchen with a built-in barbeque and sink, access to the garden room.

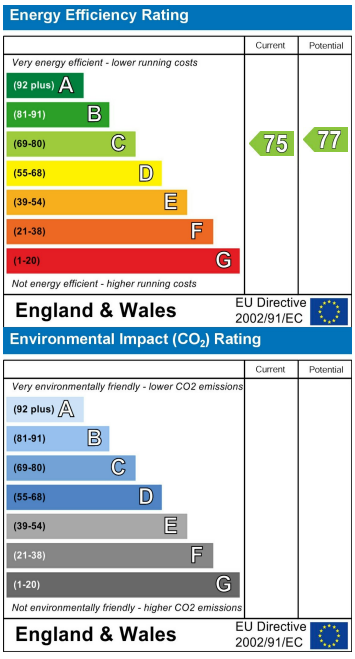
Directions
Proceed out of Long Eaton along Tamworth Road, turning left into St Johns Street opposite the fire station. Take the left turning into Cobden Street and the right turning into Sandford Avenue where the property can be found on the right hand side.
9281JG

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 15mbps Superfast 40mbps Ultrafast 1800mbps
Phone Signal – 02, Three, Vodafone, 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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