Robert Ellis

look no further...







Milner Road,
Long Eaton, Nottingham
NG10 1LB

Price Guide £170-175,000

Freehold

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THIS IS A TRADITIONAL TWO DOUBLE BEDROOM BAY FRONTED, VICTORIAN SEMI DETACHED HOUSE SITUATED WITHIN A FEW MINUTES WALK OF LONG EATON TOWN CENTRE AND ALSO OVER THE NEW BRIDGE WHICH PROVIDES ACCESS INTO WEST PARK.

Being located on Milner Avenue, this traditional semi detached home is a property which would suit a whole range of buyers, from people buying their first property through to someone who might be downsizing and looking for a property which is easy to maintain and accessible to all the amenities and facilities provided by the town centre. For the size and quality of the accommodation, as well as the private sunny rear garden to be appreciated, we recommend that interested parties take a full inspection so they can see all that is included in this lovely home for themselves. As previously mentioned the house is a few minutes walk away from the centre of Long Eaton and therefore all the local shops provided by the town centre and there is the newly constructed bridge which leads from the top of Milner Avenue into West Park, with the park providing a lovely place to walk and exercise.

The property is constructed of brick to the external elevations under a pitched tiled roof and the well proportioned accommodation derives the benefits from having gas central heating and double glazing. The property is entered through a stylish composite front door and the accommodation includes a lounge with a feature gas fire set in a tiled surround, a separate dining/sitting room, off which there is an under-stairs storage cupboard and a door leads from the rear reception room to the kitchen which is fitted with wood finished units and has a number of stand-alone appliances included in the sale. To the first floor the landing leads to the two double bedrooms and the bathroom which has a white suite complete with a shower over the bath. Outside there is an easily managed walled area at the front, a path extends down the left hand side to the new gate which provides access to the private, sunny rear garden which has concrete and pebbled seating areas, there is an outside w.c. and a most useful outside store with both of these having newly fitted doors.

The property is literally 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 pubs, restaurants and the well regarded Regent Health Club, the West Park Leisure Centre is only a few minutes walk away over the newly constructed bridge which extends from the top of Milner Avenue into West Park and the park also provides a lovely area to walk, as is the nearby open countryside, thee are local schools for all ages and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and Eat Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.





Front Door
A stylish composite front door with two inset etched glazed panels and a matching double glazed panel above leading to:

Lounge/Sitting Room
11'9 x 11'3 plus bay approx (3.58m x 3.43m plus bay approx)
Double glazed bay window to the front, coal effect gas fire set in a feature tiled surround with a matching hearth, radiator, cornice to the wall and ceiling, carpeted flooring and a wood panelled door with two inset glazed panels leading to:

Inner Hall
There is a built-in understairs storage cupboard with shelving and a light and the electric consumer unit and electric meter are housed in this cupboard.

Dining/Sitting Room
11'9 x 11'9 approx (3.58m x 3.58m approx)
Having a double glazed window to the rear, radiator, door to the stairs taking you to the first floor, carpeted flooring and a door to:

Kitchen
9'10 x 6'9 approx (3.00m x 2.06m approx)
The kitchen is fitted with wood finished units and includes a stainless steel sink with a mixer tap having a double cupboard below, work surface to one side of the sink with space and plumbing for a washing machine and telescopic towel rails beneath, space for an upright electric oven, work surface with cupboards and drawers below, matching eye level wall cupboards, recess to house an upright fridge/freezer, tiling to the walls by the work surface areas, an extractor fan, double glazed window to the side, radiator and a half double glazed door leading out to the rear garden.

First Floor Landing
Hatch to the loft and wood panelled doors to the bedrooms and bathroom

Bedroom 1
11'9 x 11'3 approx (3.58m x 3.43m approx)
Double glazed window to the front, radiator, hanging rail and shelf in a recess and carpeted flooring.

Bedroom 2
11'9 x 8'10 approx (3.58m x 2.69m approx)
Having a double glazed window to the rear, recess with a shelf and hanging rail, radiator and carpeted flooring.

Bathroom
The bathroom has a white suite including a panelled bath with a Triton electric shower, tiling to two walls and a protective glazed screen, a low flush w.c., pedestal wash hand basin with a tiled splashback, radiator, opaque glazed window with a fitted blind and the Ideal Exclusive gas boiler is housed in a built-in airing/storage cupboard.

Outside
At the front of the property there is a concrete area with a wall and railings to the front boundary, railings to the right hand side and a wall to the left with a path providing access to a new wooden gate which leads into the rear garden.

At the rear there is a slabbed area to the side of the house and this leads onto the rear garden which is pebbled and has paved and concrete sitting areas, there is a wall to the left and rear boundaries and a fence to the right hand side and an outside tap is provided.

Store Room
The store room has fitted shelving, space for a tumble dryer, a new gas meter is mounted on the wall and there is a new door to the store room.

Outside w.c.
Having a low flush w.c., shelving to the wall above and there is a new door to the outside WC.

Directions
Proceed out of Long Eaton along Tamworth Road and at the main traffic lights by the library turn right onto Broad Street. Follow the road to the end and turn right onto Milner Road and the property can be found as identified by our for sale board.
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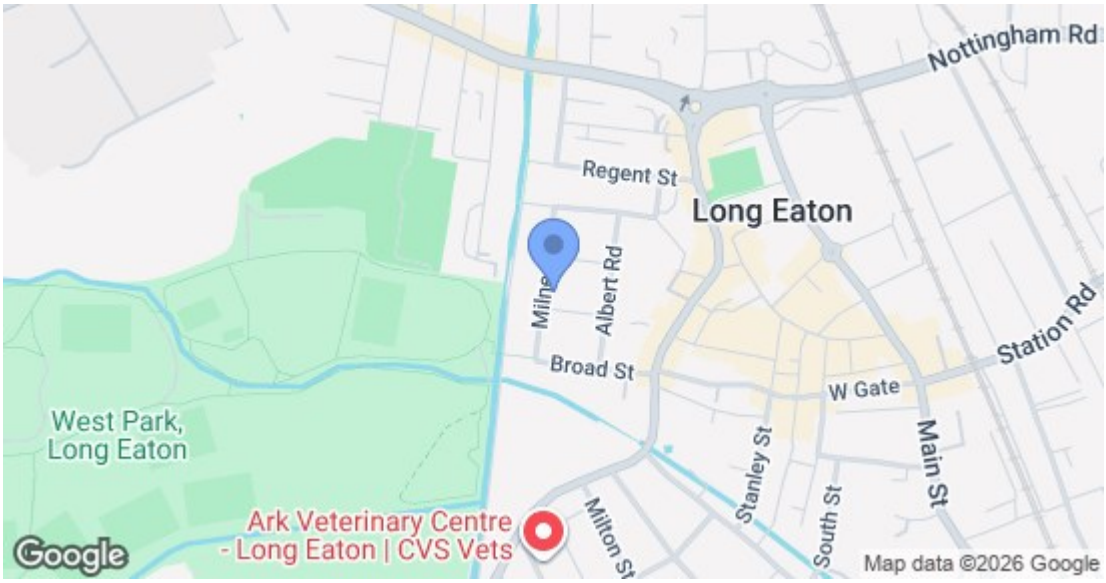
Council Tax
Erewash Borough Council Band A

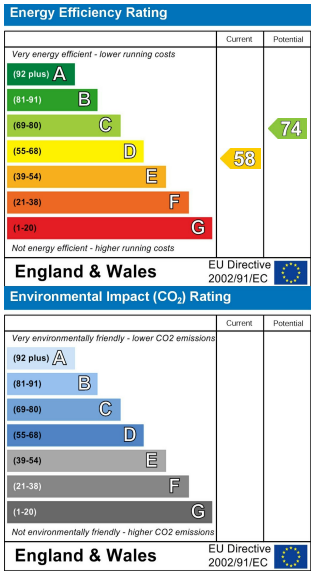
Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 16mbps Superfast 79mbps Ultrafast 1800mbps
Phone Signal – EE, 02, Three, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No











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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