



£295,000

CLEVELAND AVENUE
LONG EATON

- DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- ENSUITE
- DRIVEWAY & GARAGE
- NO UPWARD CHAIN
- EPC B



Spacious Three-Bedroom Detached Bungalow

THIS SPACIOUS THREE-BEDROOM DETACHED BUNGALOW PRESENTS A FANTASTIC OPPORTUNITY WITH NO UPWARD CHAIN. LOCATED IN A DESIRABLE AREA, RESIDENTS WILL APPRECIATE THE CLOSE PROXIMITY TO LOCAL AMENITIES, INCLUDING THE ATTENBOROUGH NATURE RESERVE, SHOPS, AND EXCELLENT TRANSPORT LINKS.

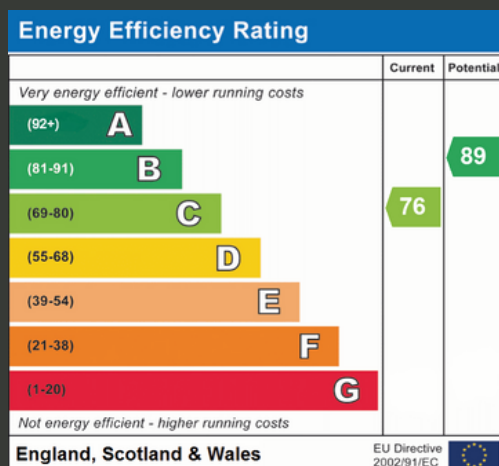
INTERNALLY, THE PROPERTY FEATURES AN ENTRANCE HALL WITH WINDOWS TO THE SIDE AND FRONT ELEVATIONS. FROM THE HALLWAY THERE ACCESS TO A UTILITY ROOM WITH FITTED BASE UNITS AND PLUMBING FOR A WASHING MACHINE. THE KITCHEN IS EQUIPPED WITH BASE AND WALL UNITS AND INCLUDES A PANTRY. THE GROUND FLOOR ALSO OFFERS A LIVING ROOM, DINING ROOM WITH ACCESS TO THE REAR GARDEN, TWO DOUBLE BEDROOMS BOTH WITH BAY WINDOWS AND A SHOWER ROOM WITH A LOW-LEVEL FLUSH W/C, PEDESTAL WASH BASIN, WALK-IN SHOWER, AND BUILT-IN STORAGE CUPBOARDS.

UPSTAIRS, AN ADDITIONAL DOUBLE BEDROOM BENEFITS FROM AN EN-SUITE BATHROOM.

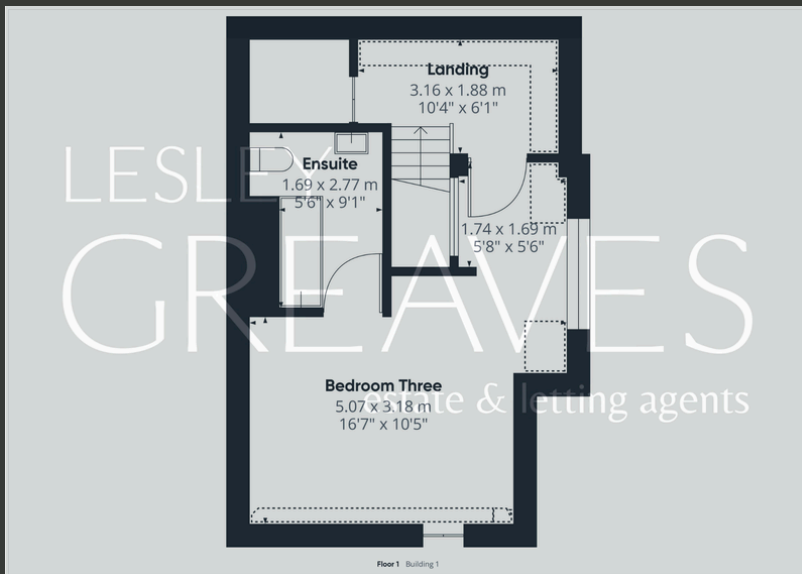
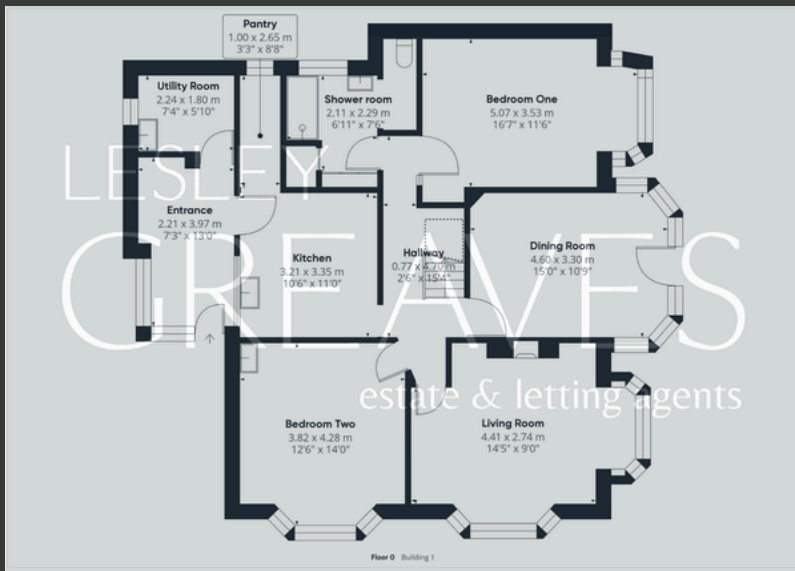
EXTERNALLY, THE PROPERTY BOASTS A DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING AND ACCESS TO A GARAGE FOR ADDITIONAL STORAGE OR PARKING NEEDS. TO THE REAR, A SOUTH-FACING GARDEN FEATURES A LAWN, PLANTS, AND SHRUBS.

THIS PROPERTY, WITH ITS GENEROUS LIVING SPACE AND PRIME LOCATION, IS IDEAL FOR BUYERS SEEKING A HOME WITH POTENTIAL FOR PERSONALIZATION AND GROWTH. VIEWINGS ARE HIGHLY RECOMMENDED TO APPRECIATE THE FULL SCOPE OF THE ACCOMMODATION AND ENVISION THE POSSIBILITIES THIS CHARMING BUNGALOW HAS TO OFFER.

- FREEHOLD
- COUNCIL TAX; BAND D
- LOCAL AUTHORITY; EREWASH BOROUGH COUNCIL
- MEASUREMENTS; 125 SQ METERS







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