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6 Cedar Avenue, Long Eaton, Nottingham, NG10 3JQ

Guide Price £210,000 to £220,000



Two bedroom semi detached House located in Long Eaton, Nottingham
An extremely well presented two double bedroom semi detached house with larger than average garden, outdoor WC, utility area and extended kitchen.

Property Description

For sale a traditional two double bedroom semi detached house situated on the outskirts of Long Eaton. Close to excellent transport links including Long Eaton train station, this very well presented home has been maintained by the current owners and would suit a range of buyers including first time, investors and people wishing to downsize. The family home offers plenty of outdoor space with the good size rear garden and offers potential for further extension (subject to planning permission).

It is ideally located on a no through road, of brick construction and has gas central heating and uPVC double glazing. It comprises the following; reception hall with stairs leading to the first floor, living area with understairs storage cupboard, leading to spacious kitchen/dining with handy utility area off the kitchen. Door to large rear enclosed garden with access to the outside WC, further storage, decking seating area and lawn. Upstairs has two double bedrooms with the main bedroom being larger than average and modern family bathroom.

It is well placed for the Asda and Tesco superstores and many other retail outlets found in Long Eaton town centre, there is a Sainsbury's convenience store on Tamworth Road and more shops in Sawley, there are excellent schools for all ages within walking distance of the property, healthcare and sports facilities, walks at the picturesque Trent Lock and in the nearby countryside and excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton station which is a few minutes walk away and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



HALL UPVC front entrance door to hallway with stairs to first floor and door to living room.

LIVING ROOM 11' 8" x 11' 8" (3.58m x 3.58m) Double glazed uPVC window to the front, laminate flooring, understairs storage cupboard, fire surround with inset and hearth, radiator and door to kitchen/dining.

KITCHEN/DINER 16' 0" x 11' 8" (4.88m x 3.58m) Double glazed uPVC window and door to rear, fitted wooden work tops with under and over counter storage cupboards, integrated dishwasher, electric oven with gas hob and electric extractor fan, one and a half bowl sink with drainer, LED lighting to plinths, tiled flooring and splashbacks, space for dining table, space for fridge/freezer, access to utility area.

BEDROOM ONE 15' 1" x 11' 8" (4.62m x 3.58m) Double glazed uPVC window to the front, radiator, carpet,

BEDROOM TWO 9' 8" x 8' 7" (2.97m x 2.62m) Double glazed uPVC window to the rear, carpet and radiator.

BATHROOM 6' 10" x 6' 2" (2.10m x 1.90m) Double glazed uPVC window to the rear, fitted suite with panelled bath with shower enclosure and electric shower over, WC, wash hand basin with pedestal, tiled walls and flooring and radiator.

OUTSIDE To the front of the property is on road parking leading to a fenced area with slate and path leading to the left hand side of the property through a gate to the rear. The beautiful rear garden is larger than average and offers multiple seating areas either on the decking or lawn. The garden has been very well maintained and is low maintenance with lawn and large decked area. With fencing to the boundaries and covered decking leading to storage and outside WC, the garden also provides a tap, outside light and power point.

TENURE Freehold.

VIEWINGS Strictly by appointment only via Wallace Jones estate agents.

