



ESTATE AGENTS, VALUERS AND AUCTIONEERS

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75 Granville Avenue , Long Eaton, NOTTINGHAM, NG10 4HE

Asking Price Of £140,000



Two bedroom semi-detached house located in Long Eaton, Nottingham  
For sale with vacant possession, a two doubled bedroom semi detached house ideally located close to Long Eaton town centre. Ideal for investment or first time buyers.

## Property Description

For sale with no upwards chain and vacant possession, a two double bedroom semi detached house. Ideal investment or first time home. It benefits from gas central heating, double glazing, two reception rooms and is considered to be in good condition but does require some work throughout.

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 are healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, schools for all ages are within easy reach and the excellent transport links include J25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



**LIVING ROOM:** 13' 5" x 12' 2" (4.09m x 3.73m) Two UPVC double glazed windows to the front, radiator and fireplace.

**DINING ROOM:** 12' 4" x 12' 2" (3.78m x 3.73m) UPVC double glazed window to the rear, electric fireplace, storage cupboard and radiator.

**KITCHEN:** 12' 9" x 6' 9" (3.89m x 2.08m) Two UPVC double glazed windows to the side, a range of wall, base and drawer units with work surfaces, inset stainless steel sink drainer, UPVC door to the rear and radiator.

**BEDROOM ONE:** 12' 2" x 11' 5" (3.71m x 3.48m) Double bedroom with UPVC double glazed window to the front and radiator.

**BEDROOM TWO:** 12' 4" x 9' 1" (3.76m x 2.77m) Double bedroom with UPVC double glazed window to the rear and radiator.

**BATHROOM:** 7' 1" x 6' 9" (2.16m x 2.08m) Inclusive of shower, WC, hand wash basin, UPVC double glazed window to the rear and radiator.

**OUTSIDE:** The property benefits from a patio, decking area and a mixture of fenced and hedge boundaries.

**TENURE:** Freehold.

**VIEWINGS:** Strictly by appointment only via Wallace Jones estate agents.

