

# HoldenCopley

PREPARE TO BE MOVED

Myrtle Avenue, Long Eaton, Derbyshire NG10 3LY

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**Guide Price £250,000 - £260,000**

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NO UPWARD CHAIN...

Nestled in a popular location, this charming three-bedroom semi-detached residence showcases a surprisingly spacious layout spanning across three inviting floors and comes with the added advantage of no upward chain. Boasting meticulous presentation and tasteful decor throughout, this property epitomises modern living combined with original features including stained-glass windows, feature fireplaces and more. Situated conveniently close to local amenities, excellent transport links, including the Long Eaton train station, and esteemed schools, its location is truly advantageous. The ground floor welcomes you with an inviting entrance hall leading to two well-appointed reception rooms, a contemporary kitchen, and a luxurious three-piece bathroom suite complete with a freestanding bath. Ascending to the first floor reveals two spacious double bedrooms, a cosy single bedroom, and a convenient shower suite. A further flight of stairs leads to the second floor, where a generously proportioned loft room awaits, offering versatile space for various needs. Outside, the property boasts on-street parking to the front, while the rear unveils a private garden oasis featuring multiple seating areas. Additionally, a Finnlife log cabin, complete with power points, lighting, and Wi-Fi access, enhances the outdoor experience, providing a perfect retreat for relaxation and entertainment alike. The virtual tour will can be available upon request.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Two Bathroom Suites
- Large Versatile Loft
- BAXI Duo-Tec Combi-Boiler & HIVE Smart Home Heating
- Private Garden With Decked Seating Area
- Finnlife Log Cabin With Power Points, Lighting & Cabled Internet
- Popular Location





## GROUND FLOOR

### Entrance Hall

3'8" x 3'2" (1.13m x 0.97m )

The entrance hall has original tiled flooring, carpeted stairs, and a single wooden door with stained-glass inserts providing access into the accommodation.

### Living Room

13'8" x 12'11" (max) (4.19m x 3.96m (max))

The living room has a double-glazed sash bay window to the front elevation, carpeted flooring, coving to the ceiling, a picture rail, a ceiling rose, a column radiator, a TV point, and a cast iron feature fireplace with a decorative surround.

### Dining Room

12'11" x 12'11" (max) (3.95m x 3.95m (max))

The dining room has a double-glazed sash window to the rear elevation, an obscure window to the side elevation, carpeted flooring, in-built cupboards, a column radiator, a picture rail, an under-stair cupboard, and a recessed chimney breast alcove with a log-burner and tiled hearth.

### Kitchen

12'11" x 7'11" (max) (3.95m x 2.42m (max))

The kitchen has a range of fitted gloss base and wall units with wooden worktops, a ceramic sink and a half with a mixer tap and drainer, a freestanding range cooker with a five-ring gas hob, extractor fan and splashback, space for an American-style fridge freezer, space and plumbing for a washing machine, partially tiled walls, laminate flooring, a column radiator, and two double-glazed sash windows to the side elevation.

### Cloak Room

6'4" x 4'5" (1.94m x 1.35m )

The cloak / boot room has laminate flooring, a radiator, and a wooden door providing access to the rear garden.

### Bathroom

7'4" x 6'3" (2.26m x 1.92m )

The bathroom has a low level flush W/C, a period-style pedestal wash basin, a freestanding double-ended roll top bath with central taps, a handheld shower head and claw feet, a column radiator with a chrome towel rail, a wall-mounted unit, partially tiled and panelled walls, tiled flooring, and a UPVC double-glazed obscure window to the side elevation.

## FIRST FLOOR

### Landing

16'4" x 9'1" (max) (4.98m x 2.78m (max))

The landing has carpeted flooring, and provides access to the first floor accommodation.

### Bedroom One

12'11" x 11'8" (max) (3.96m x 3.57m (max))

The first bedroom has a double-glazed sliding sash window to the front elevation, carpeted flooring, an original open fireplace, a column radiator, and an in-built cupboard.

### Bedroom Two

12'11" x 10'0" (max) (3.96m x 3.05m (max))

The second bedroom has a double-glazed sash window to the rear elevation, carpeted flooring, a column radiator, and an original open fireplace.

### Bedroom Three

10'1" x 7'11" (max) (3.08m x 2.43m (max))

The third bedroom has a double-glazed sash window, carpeted flooring, a column radiator, and an original open fireplace.

### Shower Suite

5'0" x 4'10" (1.53m x 1.49m )

This space has a low level dual flush W/C, a wall-mounted wash basin, a corner fitted shower enclosure with an overhead rainfall shower and a handheld shower head, tiled flooring, fully tiled walls, a heated towel rail, and an extractor fan.

## SECOND FLOOR

### Stairwell

3'8" x 2'10" (1.13m x 0.87m )

This space has carpeted flooring and provides access to the second floor accommodation.

### Loft

18'2" x 12'11" (max) (5.54m x 3.94m (max))

The loft has two Velux windows, a skylight window, carpeted flooring, eaves storage, recessed spotlights, and a radiator.

## OUTSIDE

### Front

To the front of the property is on-street parking and gated access to the rear garden.

### Rear

To the rear of the property is a private enclosed garden with a block-paved patio area, a decked seating area, an outdoor tap, various plants and shrubs, a lawn, fence panelled boundaries, and access into a large Finnlife summer house.

### Summer House

8'10" x 7'4" (2.71m x 2.25m )

The summer house has a stained-glass window, power points, lighting, an internet connection point, and a single door opening out to the garden.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast 1000 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – All 3G & 4G / Some 5G available

Sewage – Mains Supply

Flood Risk – Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

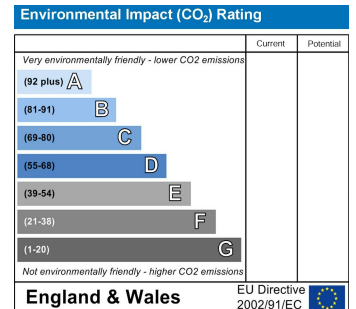
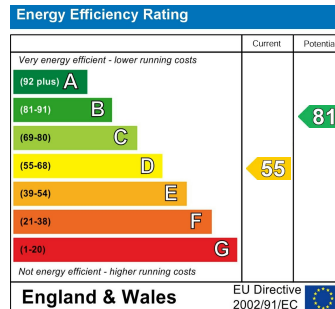
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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