

HoldenCopley

PREPARE TO BE MOVED

Hawthorne Avenue, Long Eaton, Derbyshire NG10 3NG

£190,000

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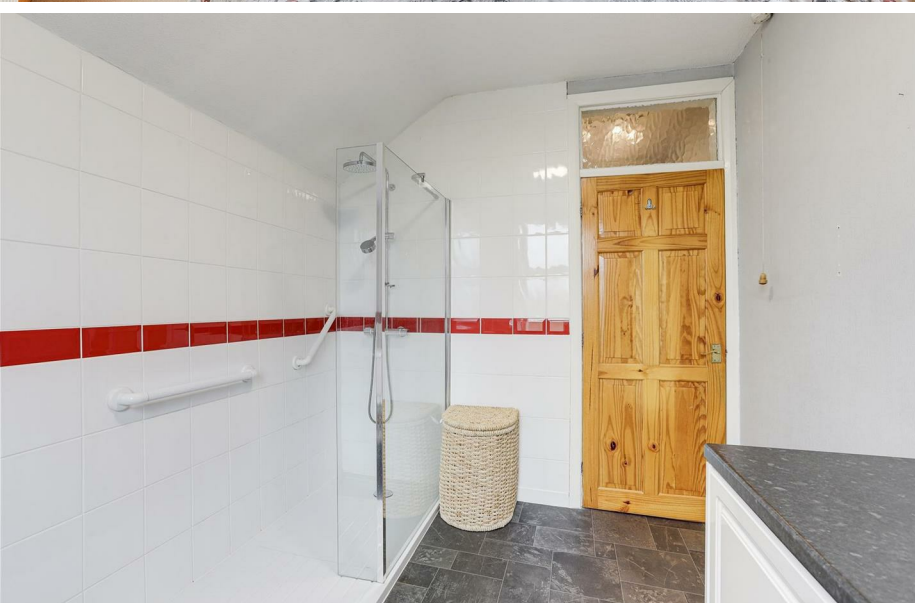


NO UPWARD CHAIN...

This well-maintained two-bedroom semi-detached house offers a generous amount of space and is sold to the market with no upward chain, making it perfect for a range of buyers. Situated in a popular location close to local amenities and excellent transport links, this property is ideally positioned for convenience. Internally, the accommodation comprises an entrance porch and hall, two reception rooms, and a galley-style kitchen with a pantry cupboard and a separate utility room. The first floor features two double bedrooms with ample storage space and a bathroom suite, along with access to a boarded loft with a window and a drop-down ladder. Outside, the rear of the property boasts a private, enclosed, low-maintenance garden, perfect for outdoor relaxation.

MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Two Reception Rooms
- Galley-Style Kitchen With Pantry Cupboard
- Separate Utility Room
- Three-Piece Bathroom Suite
- Large Boarded Attic Space
- Private Enclosed Garden
- Close To Local Amenities
- Must Be Viewed





GROUND FLOOR

Porch

3'4" x 2'3" (1.04m x 0.70m)

The porch has quarry tiled flooring, grab handles, and a single UPVC door providing access into the accommodation.

Entrance Hall

13'3" x 3'5" (max) (4.04m x 1.05m (max))

The entrance hall has carpeted flooring, a radiator, coving to the ceiling, a decorative ceiling arch, and a single door via the porch.

Living Room

14'5" x 11'6" (max) (4.40m x 3.53m (max))

The living room has a UPVC double-glazed square bay window to the front elevation, carpeted flooring, a picture rail, coving to the ceiling, a ceiling rose, a radiator, a TV point, and a feature fireplace with an exposed brick surround.

Dining Room

12'11" x 12'1" (max) (3.96m x 3.69m (max))

The dining room has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and coving to the ceiling.

Kitchen

16'6" x 7'11" (5.05m x 2.43m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated double oven, a four-ring gas hob, space for a fridge freezer, vinyl flooring, a radiator, tiled splashback, recessed spotlights, access into the pantry, two UPVC double-glazed windows, and a split UPVC door providing access to the garden.

Pantry

7'0" x 2'11" (2.15m x 0.89m)

Utility

7'10" x 4'7" (2.41m x 1.41m)

The utility has space for various appliances, fully tiled walls, tiled flooring, and a UPVC double-glazed window to the side and rear elevation.

FIRST FLOOR

Landing

12'11" x 5'8" (max) (3.96m x 1.75m (max))

The landing has carpeted flooring, access to the loft via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

15'6" x 11'5" (4.73m x 3.49m)

The first bedroom has two UPVC double-glazed windows to the front elevation, carpeted flooring, two radiators, and fitted sliding mirrored door wardrobes.

Bedroom Two

13'1" x 9'5" (max) (3.99m x 2.88m (max))

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a fitted wardrobe with overhead storage cupboards, and an in-built wardrobe.

Shower Suite

10'5" x 8'0" (max) (3.20m x 2.44m (max))

This space has a low level dual flush W/C, a sunken wash basin with fitted storage underneath, a walk-in shower enclosure with an overhead rainfall shower and a handheld shower head, a radiator, tiled splashback, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Attic Room

14'0" x 12'7" (max) (4.28m x 3.84m (max))

The attic room has a vaulted ceiling with two exposed beams, a skylight, carpeted flooring, a wall-mounted electric heater, and eaves storage.

OUTSIDE

To the front of the property is a walled courtyard with gated access, courtesy

lighting, the availability for on-street parking, and a gate to access to the rear garden. To the rear of the property is a private enclosed garden with a patio and gravelled areas, courtesy lighting, a range of plants and shrubs, a shed, fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

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

Phone Signal – Mostly good coverage for 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – low risk of surface water flooding / very low risk of flooding from rivers and the sea

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.

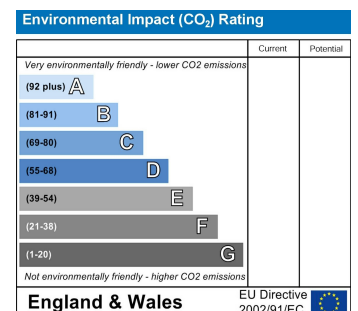
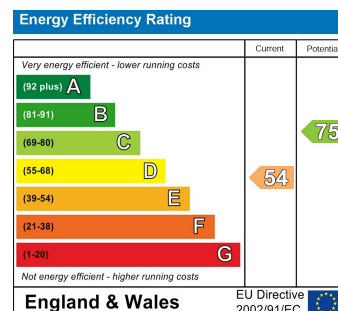
The vendor has advised the following:

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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