

# HoldenCopley

PREPARE TO BE MOVED

Ruskin Avenue, Long Eaton, Derbyshire NG10 3LD

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Offers In The Region Of £230,000



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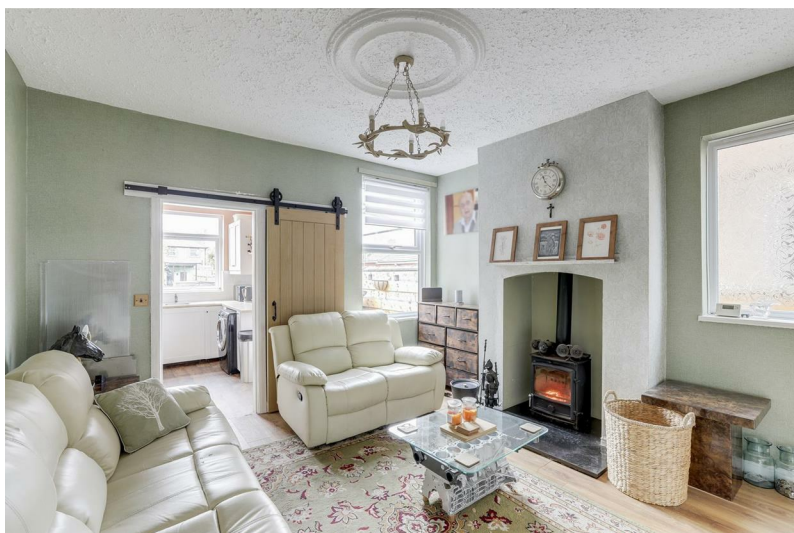
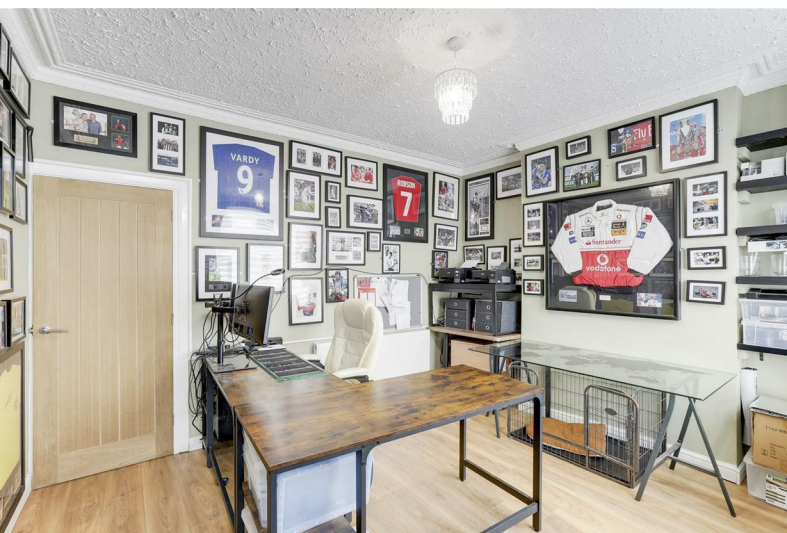




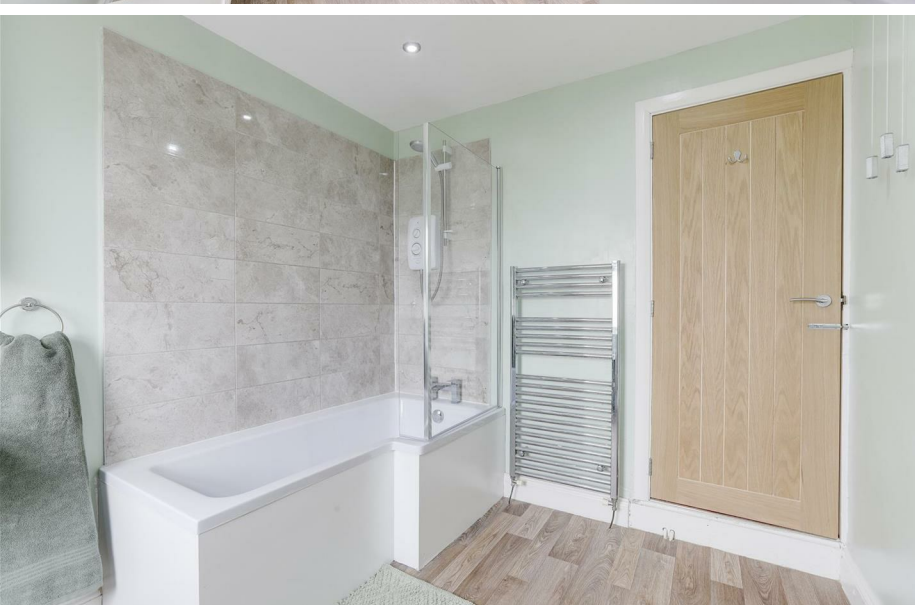
## NOT TO BE MISSED...

This semi-detached property is perfectly positioned in a popular location, just a stone's throw from a range of local amenities including the scenic West Park, an array of shops, and excellent transport links. The ground floor boasts a spacious dining room currently serving as a study, a warm and inviting living room, and a fitted kitchen. Upstairs, the first floor offers two generously sized double bedrooms, both serviced by a sleek and modern three-piece bathroom suite. To the front of the property, there is convenient off-street parking. To the rear of the property is a large low-maintenance garden with the length of 34.5m/113', featuring a paved patio dining area, a decked seating area, a functioning outdoor W/C, and a versatile wooden outdoor room equipped with electricity, and lighting, which is currently being used as an additional office space.

## MUST BE VIEWED







- Semi-Detached House
- Two Double Bedrooms
- Two Reception Rooms
- Cosy Living Room
- Fitted Kitchen
- Modern Three-Piece Bathroom Suite
- Versatile Outside Room
- 34.5 Metre Long Garden
- Off-Street Parking
- Must Be Viewed











GROUND FLOOR

Dining Room

12'11" x 11'9" (max) (3.96m x 3.60m (max))

The dining room has wood-effect flooring, a radiator, coving to the ceiling, a UPVC double-glazed window to the front elevation, and a single door providing access into the accommodation.

Corridor

2'10" x 2'8" (0.87m x 0.83m )

The corridor has wood-effect flooring and an in-built storage cupboard.

Living Room

12'11" x 12'0" (max) (3.95m x 3.66m (max))

The living room has wood-effect flooring, a radiator, a ceiling rose, a UPVC double-glazed obscure window to the side elevation, and a UPVC double-glazed window to the rear elevation, and a sliding barn door providing access to the kitchen.

Kitchen

9'9" x 7'10" (2.99m x 2.40m )

The kitchen has a range of fitted shaker style base and wall units with wood-effect worktops, a stainless steel sink with a mixer tap and a drainer, an integrated oven with a hob and an extractor fan, space and plumbing for a washing machine, space for a fridge freezer, wood-effect flooring, partially tiled walls, a radiator, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a single UPVC obscure glass door leading out to the rear garden.

FIRST FLOOR

Landing

15'4" x 9'2" (max) (4.68m x 2.80m (max))

The landing has carpeted flooring, a radiator, coving to the ceiling, and provides access to the first floor accommodation.

Master Bedroom

13'1" x 11'10" (max) (3.99m x 3.62m (max))

The main bedroom has carpeted flooring, a partially panelled wall, an in-built storage cupboard, a radiator, coving to the ceiling, and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'11" x 9'10" (max) (3.64m x 3.01m (max))

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

Bathroom

9'10" x 7'10" (max) (3.01m x 2.40m (max))

The bathroom has a low level flush W/C, a pedestal wash basin with a tiled splashback, an 'L'-shaped panelled bath with a wall-mounted electric shower fixture and a glass shower screen, a chrome heated towel rail, wood-effect flooring, partially tiled walls, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, a pathway, and gated access to the rear of the property.

Rear

113'2" length (34.5m length )

To the rear of the property is a paved patio seating area, a decking seating area, wooden storage units, raised planters, an outdoor W/C, an outdoor office, and fence panelled boundaries.

Outside Office

17'1" x 11'0" (5.21m x 3.37m )

The outside office has wood-effect flooring, panelled walls, recessed spotlights, two windows, and double French doors leading out to the rear garden.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – Some 5G and all 4G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very 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.

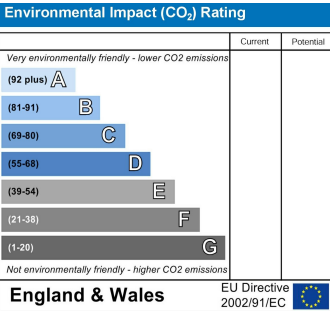
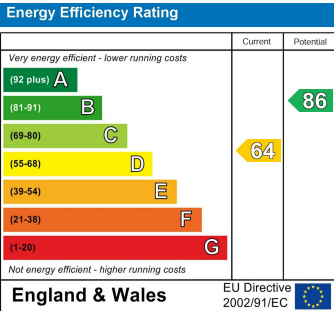
The vendor has advised the following:

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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