



Three Bedroom Semi-Detached House located in Long Eaton.

£200,000

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M **MERRITT ESTATES**
SALES, LETTINGS & PROPERTY MANAGEMENT

53 Myrtle Avenue
Long Eaton
Nottingham
NG10 3LZ



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PROPERTY SUMMARY

Merritt Estates are delighted to present this three-bedroom semi-detached home, a wonderful opportunity for buyers seeking charm, space, and convenience.

The property features a larger-than-average, south-west-facing rear garden and enjoys an excellent location within walking distance of Long Eaton train station, as well as both primary and secondary schools.

A newly fitted kitchen with integrated appliances adds a sleek, modern touch, while the master bedroom benefits from a private en-suite WC for added comfort.

The exterior of the property is equally impressive. Set back from the road and enclosed by mature hedges, the home offers privacy and character. Shared access leads to both the rear garden and garage. The garden itself is a true highlight - featuring a decked seating area that opens onto a charming gravel section, leading to a spacious lawn and second decking area at the far end. Surrounded by shrubs, trees, and fencing, this substantial south-west-facing garden provides a peaceful and secluded outdoor retreat.

Ideally situated, the property lies within easy walking distance of Long Eaton town centre, transport links are excellent, with convenient access to Junction 25 of the M1, the A52, East Midlands Airport.

CONTACT

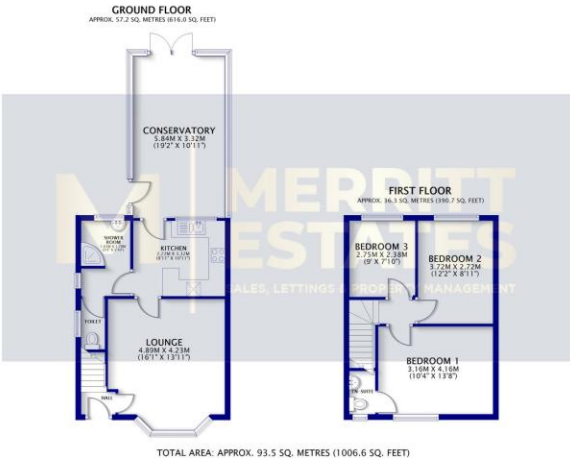
**Q106 The Quadrant, Nuart Road, Beeston,
Nottingham, Nottinghamshire, NG9 2NH**

E info@merrittestates.com

T 01156463924

www.merrittestates.com

FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

We hold independent redress with The Property Ombudsman.