



Three Bedroom Mid Terraced House located in Long Eaton.

Offers Over
£220,000

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

6 Willoughby Avenue
Long Eaton
Nottingham
NG10 4JL



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Merritt Estates are delighted to present this spacious and well-maintained three-bedroom mid-terraced home, ideally positioned in the popular residential town of Long Eaton. Offering off-street parking, a private low-maintenance rear garden and generously sized rooms throughout, this property is perfect for first-time buyers, families or those looking to downsize.

The accommodation includes a bright lounge, modern open-plan kitchen diner with integrated appliances and a ground floor bathroom.

Upstairs, the landing gives access to three well-proportioned bedrooms and an additional W.C.

Outside, the front driveway provides valuable off-street parking, while the enclosed rear garden features artificial turf, raised beds, a patio area and storage shed - ideal for easy outdoor living.

Situated close to local schools, shops, parks and Long Eaton town centre, the property benefits from excellent transport links including nearby bus routes, the M1, A50, A52, Long Eaton station and East Midlands Airport. Early viewing is highly recommended.

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.

FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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