

88 Hawthorne Avenue, Long Eaton, NG10 3NF

Price Guide £175,000



DESCRIPTION & ACCOMMODATION

SUPERBLY PRESENTED SEMI
RETAINING SOME PERIOD FEATURES BUT WITH A
MODERN TWIST
REFURBISHED AND DECEPTIVE ACCOMMODATION
CLOSE TO WEST PARK & LEISURE CENTRE
WITHIN EASY REACH OF LONG EATON RAILWAY STATION
STUNNING GARDEN WITH SUMMER HOUSE TO REAR
TWO SUPERB RECEPTION ROOMS
TWO DOUBLE BEDROOMS
FITTED KITCHEN PLUS UTILITY ROOM
FABULOUS BATHROOM aALL OFFERED WITH NO
ONWARD CHAIN!

ARE YOU LOOKING FOR YOUR FIRST HOME IN EXCELLENT CONDITION?
EXTREMELY WELL PRESENTED AND SPACIOUS TWO BED ACCOMMODATION
OFFERED WITH A PRICE GUIDE OF £175,000 TO £185,000
LOCATED IN POPULAR RESIDENTIAL LOCATION, CLOSE TO LONG EATON RAILWAY
STATION AND ALSO WEST PARK AND LEISURE CENTRE " AT THE END OF THE ROAD!"
EARLY INTERNAL VIEWING A MUST



DESCRIPTION & ACCOMMODATION

WOW! what a fabulous opportunity to acquire this attractive and extremely deceptive traditional two bedroom semi detached property in this highly regarded residential area of Long Eaton.

Located within easy reach of bus routes, local amenities and with the lovely West Park and leisure centre at "the end of the road", whilst also being within easy reach of Long Eaton railway station and A52, Junction 25 M1 and not far from the A50 and access to East Midlands airport, allowing for commute to Derby, Nottingham and beyond!

OFFERED WITH THE BENEFIT OF NO ONWARD CHAIN
AN EARLY INTERNAL VIEWING COMES HIGHLY RECOMMENDED

ACCOMMODATION COMPRISING

TWO lovely reception rooms, fitted kitchen with majority of appliances to be included within the sale figure agreed, separate utility room, to the first floor two double bedrooms and superb bathroom with roll top bath and separate shower cubicle.

To the outside A FABULOUS REAR GARDEN of generous proportions and much larger than you would expect, complete with attractive summer house and offering a high degree of privacy.

Considered an Ideal first time or Investors property.



LOUNGE

11'9" x 11'4" (3.58m x 3.45m)

As soon as you enter this attractive house with feature entrance door you will be wowed! the presentation and sheer proportions of the accommodation is superb, with replacement sash style double-glazed windows to front elevation in keeping with the period style of the property (we understand double-glazing replacements windows and doors were installed circa 2015/2016 (TBC)

There is a feature fireplace inset on chimney breast with recess alcoves either side, inset living flame effect gas hearth and surround with mantle and hearth over. original ceiling rose and coving to ceiling, centr'l heating radiator with ornate cover over, TV and power points , laminate flooring laid and half glazed door leading to:

INNER VESTIBULE

With original style door opening to useful under stair storage cupboard, coats hanging space and consumer unit, further half glazed door opening to:

DINING ROOM

11'8" x 11'5" (3.56m x 3.48m)

A second generous reception room with attractive double-glazed doors leading to rear garden, a lovely ornate cast fireplace on chimney breast with inset recess for electric living flame woodburner, laminate flooring laid, central heating radiator, power points, door with staircase lading to first floor and further door in turn opening to:

KITCHEN

8'5" x 7'2" (2.57m x 2.18m)

Fitted with a range of wall and base units beneath round edge work surfaces and attractive modern tiling to walls, stainless steel sink unit with mixer tap over, double-glazed window and door to rear garden, fitted or free standing appliances to include slot in cooker, dishwasher and which we are advised can also be included within the sale figure, with archway opening to:

UTILITY ROOM

5'3" x 4'8" (1.60m x 1.42m)

With plumbing and space for washing machine and tumble dryer, fridge/freezer (again the appliances may be left within the property subject to offer) Work top surfac and double-glazed window to side elevation

FIRST FLOOR LANDING

With stairs ascending from rear of dining Room leading to generous landing area with doors to:





BEDROOM ONE

11'5" x 11'5" (3.48m x 3.48m)

Again a superbly presented and well proportioned master bedroom once again fitted with sash style double-glazed windows to front elevation, chimney breast with recess alcoves to either side, laminate flooring, central heating radiator, power points and coving to ceiling.

BEDROOM TWO

11'7" x 8'6" (3.53m x 2.59m)

A second double bedroom with sash style double-glazed window overlooking the rear garden, walk in fitted cupboard also housing the combination boiler which we are advised was installed approximately November / December 2018 with remainder of warranty (TBC)

the system is serviced and also benefits from remote control system with access from control or from your mobile phone app!

Within this room there is also a central heating radiator and power points.

BATHROOM

8'5" x 6'6" (2.57m x 1.98m)

Once again superbly presented with an attractive roll top bath with centralised shower/mixer tap, separate corner shower cubicle with mains fed shower over and screen, low level WC, pedestal wash hand basin, central heating radiator and sash style double-glazed window to rear elevation.



OUTSIDE

To the front of this attractive period property is a low walled boundary with gated entrance leading to Entrance door.

REAR GARDEN

Once again an unexpected "WOW FACTOR"

With paving and small seating area immediately to the rear of the property, useful brick tool store/WC attractive flower borders and raised planted area, with pathway leading through the garden to a larger garden area well stocked with a variety of flowers and shrubbery and also to the far end of this attractive garden a lawned area or vegetable plot whichever is desired and

an attractive SUMMER HOUSE for those lazy summer days, the garden is also fully enclosed and offers a high degree of privacy.

AGENTS NOTES

As advised within the property description the owner of this property is happy to leave the majority of the "white goods" and appliances subject to offer.

They have also advised there may be additional items of furniture available by separate negotiation and we would be pleased to provide any additional information as required.



We are also advised the current owner has paperwork and warranties available for the various work undertaken here over the last few years to include an inspection and overhaul of the roof, double-glazing and central heating boiler etc. and we would be pleased to obtain any further information required.

TENURE, VIEWING & DIRECTIONS

TENURE

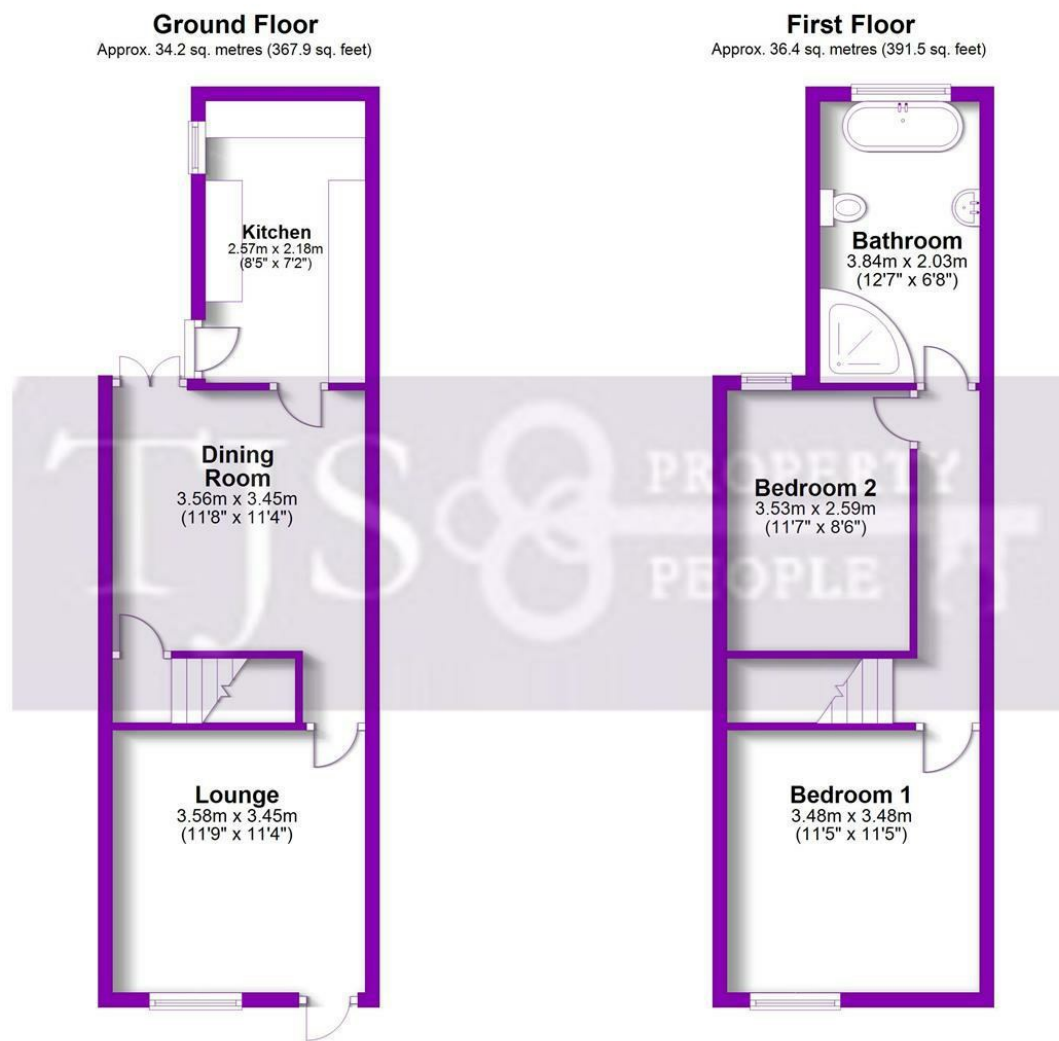
Freehold with vacant possession upon completion

VIEWINGS

Strictly by appointment with TJS Property People

DIRECTIONS

From our office on the Market Place, proceed along Tamworth Road in the direction off Sawley, after passing the Erewash canal on your right hand side continue over the bridge, just beyond the local Sainsbury's store turning right into Hawthorne Avenue, continuing towards the far end where number 88 will be found on the right hand side clearly identified by our For Sale Board



Total area: approx. 70.6 sq. metres (759.4 sq. feet)

TJS Reference:

Property Type: House - Semi-Detached

Bedrooms: 2

Bathrooms: 1

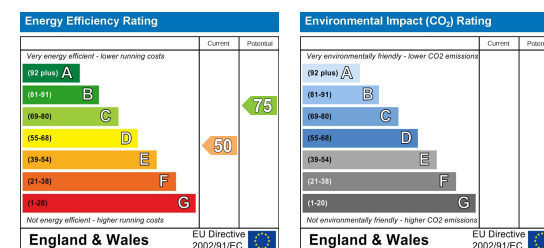
Receptions: 2

Postal Code: NG10 3NF

EPC: E

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These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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