



Lynden Avenue,
Long Eaton, Nottingham
NG10 1AB

£165,000 Freehold



A THREE BEDROOM SEMI DETACHED PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Robert Ellis are delighted to bring to the market a property which is positioned just off a private courtyard/walk way leading you from Lynden Avenue into a private cul-de-sac location. The property has been extended and offers a lovely breakfast/dining kitchen area to the rear of the property. Being located within walking distance of primary and secondary schools and is very handy for all the amenities and facilities provided by the town and surrounding area, an early internal viewing is a must to fully appreciate the accommodation on offer.

The property in brief comprises of an entrance hall, lounge, breakfast/dining kitchen and ground floor bathroom. To the first floor there are three good size bedrooms. Outside there is a lawned garden to the front and side access to a privately enclosed rear garden and there is also off the road parking and a garage to the front of the cul-de-sac.

The property is well located for all the amenities and facilities provided by Long Eaton which includes the Tesco and Asda superstores and many other retail outlets in the town centre, health care, schools for all ages, sports facilities and excellent transport links including J25 of the M1, Long Eaton station, East Midlands Airport and the A52 which provides good access to both Nottingham and Derby.



Entrance Hall

UPVC double glazed front entrance door, coving to ceiling and doors to:

Lounge

15'11" x 12'11" approx (4.85m x 3.94m approx)

Two UPVC double glazed windows to the front, dado rail, stairs to the first floor, storage heater, brick fireplace and coving to ceiling.

Breakfast Kitchen

16'9" x 9'5" approx (5.11m x 2.87m approx)

Wall, base and drawer units with work surface over, stainless steel sink and drainer with mixer tap, tiled walls and splashbacks, plumbing for washing machine, appliance space, cooker space, UPVC double glazed window and rear exit door, coving to ceiling, electric storage heater.

Bathroom

A white three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush w.c., splashbacks, storage heater and UPVC double glazed window to the rear.

First Floor Landing

Access to the loft and doors to:

Bedroom 1

12'7" x 10' approx (3.84m x 3.05m approx)

UPVC double glazed window to the front, electric storage heater, coving to ceiling.

Bedroom 2

11'9" x 9'1" approx (3.58m x 2.77m approx)

UPVC double glazed window to the rear, electric storage heater.

Bedroom 3

8'2" x 6'6" approx (2.49m x 1.98m approx)

UPVC double glazed window to the rear, storage cupboard.

Outside

To the front of the property there is a lawned garden with a path leading to the side entrance door. There is gated side access to the rear where there is a small patio area

leading to the lawn. There is a garden shed and the garden is privately enclosed with fenced boundaries.

Garage

Found in an adjacent block,

Directions

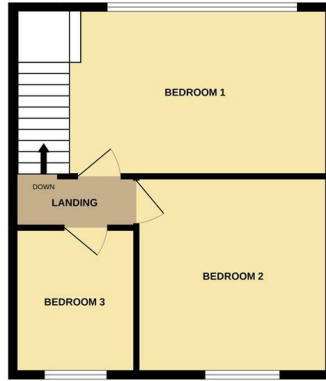
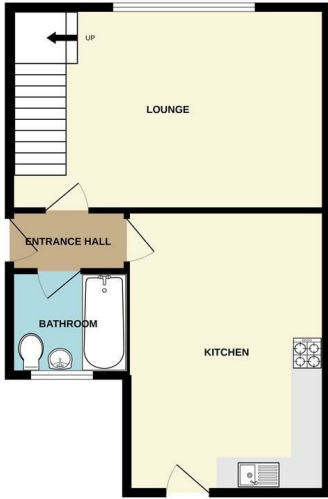
Proceed out of Long Eaton along Tamworth Road turning left prior to the canal bridge into Wyvern Avenue. Branch left again into Lynden Avenue and the property can be found on the right hand side.

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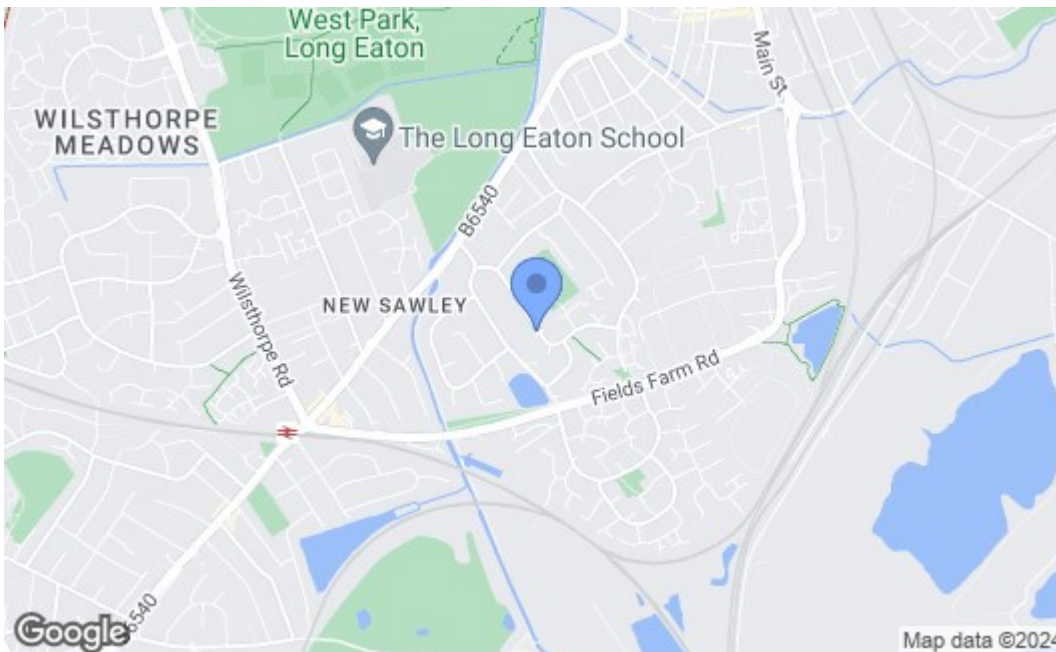


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Hesign 6/2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.