



- 3 / 4 bedroom, 3 storey house
- IDEAL FOR FIRST TIME BUYER OR INVESTMENT OPPORTUNITY
- Neutral décor and flooring
- Gas central heating system & Double glazed throughout
- Kitchen area with integrated cooking facilities and integrated fridge
- 2 Reception Rooms
- Bathroom with shower over bath
- Excellent public transport links to Derby & Nottingham
- EPC Rating = D
- NO ONWARD CHAIN

SAB Properties are pleased to offer this 3 / 4 bedroom, 3 storey house, with the benefit of no onward chain. 2 reception rooms, 3 bedrooms and additional loft room. Neutral décor, and flooring. Gas central heating and combi boiler.

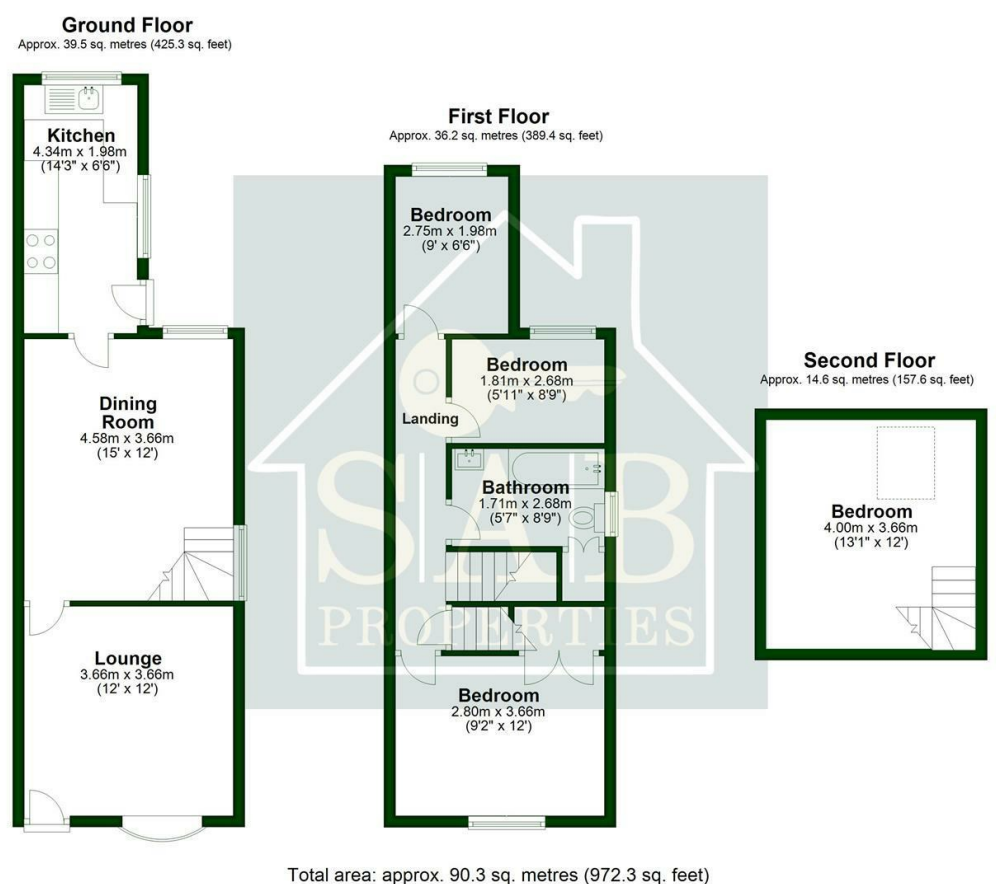
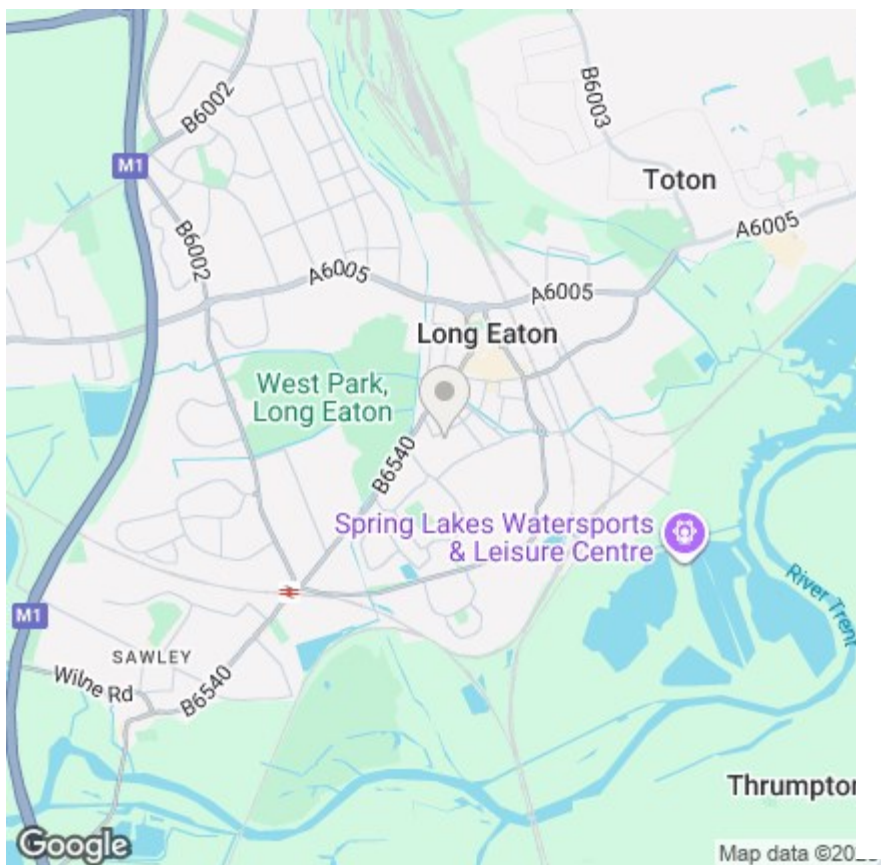
Modern kitchen with integrated oven, hob and extractor and fridge, complimentary ceramic tiled splashback. Family bathroom upstairs with shower over bath.

Located close to Long Eaton town centre and train station and with good transport links to Nottingham and Derby

Ideal for first time buyer or investment opportunity with a rental potential of £995.00 per month

## Kirton Avenue, Long Eaton, Nottingham

## Offers in the region of £165,000



| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 84                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   | 60      |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |                            |
| England & Wales   |         | EU Directive<br>2002/91/EC |





**Description**  
The property comprises of entry in to a front reception room, door leading in to rear reception room, perfect for family gatherings. The kitchen is well equipped and has ample storage space and with integrated oven, hob and overhead extractor, also with an integrated fridge. Open staircase leading to first floor, 3 double bedrooms and family bathroom to the first floor and addition loft room to the second floor. All rooms offer plenty of natural light and comfortable space, bathroom with shower over bath. Small front patio and secure enclosed rear garden with patio slabs and established lawn and flower beds ideal for outdoor activities and relaxation.

Situated with fantastic access to both Derby and Nottingham, this home benefits from excellent transport links, including nearby train and bus services, as well as easy access to major roads such as the M1. This residence promises a perfect blend of comfort, convenience, and connectivity, making it an exceptional choice for those seeking a well-located and spacious home.

**Front Reception Room**  
12'0" x 12'0" (3.66m x 3.66m)  
Located to the front elevation, with neutral décor and laminate wood-effect flooring. Original cast iron fireplace with ceramic tiled hearth, UPVC double-glazed window to allowing ample natural light, wall mounted radiators, TV & telephone points and ample plug sockets.

**Rear Reception Room**  
15'0" x 12'0" (4.58m x 3.66m)  
Located to the rear, with neutral décor, laminate wood-effect flooring, original cast iron fire surround and ceramic tiled hearth UPVC double-glazed window to the rear elevation and additional window to the side elevation, both allowing ample natural light, wall mounted radiators, TV & telephone points and ample plug sockets.

Open wooden stairs, with neutral carpet Stairs and First Floor Landing

**Kitchen**  
14'2" x 6'5" (4.34m x 1.98m)  
Located to the rear overlooking the garden. With a good selection of wall and base units and roll edged worktop with ample plug sockets. Stainless steel 1 ½ sink and drainer with flexi mixer tap. Complimentary ceramic tiling to walls and floor. Integrated electric oven, ceramic hob with overhead extractor hood. Plumbing for washing machine and integrated fridge. Neutral décor. UPVC double glazed window overlooking rear garden.

**Bedroom 1 -Front**  
9'2" x 12'0" (2.80m x 3.66m)  
Located to the front, with neutral décor and carpet and built in storage cupboard. UPVC window, wall mounted radiator and ample plug sockets. This room will easily accommodate a double bed and a selection of bedroom furniture.

**Bedroom 2 – Middle**  
5'11" x 8'9" (1.81m x 2.68m)  
The middle bedroom overlooks the side elevation and has neutral décor and wood effect laminate flooring. UPVC window, wall mounted radiator and ample plug sockets. This room will easily accommodate a double bed and a selection of bedroom furniture.

**Bathroom**  
5'7" x 8'9" (1.71m x 2.68m)  
Suite comprising of bath, with electric shower over and glass shower screen. Stainless taps with additional flexi mixer, low level WC and pedestal wash basin with stainless mixer tap. Complimentary tiling to walls. Neutral décor and flooring. Wall mounted stainless heated towel rail, extractor fan, handy double door storage cupboard and UPVC double glazed window opaque window.



**Bedroom 3 – Rear**  
9'0" x 6'5" (2.75m x 1.98m)  
The rear bedroom has neutral décor and wood effect laminate flooring. UPVC window, wall mounted radiator and ample plug sockets. This room will easily accommodate a double bed and a selection of bedroom furniture.

**Loft Room**  
13'1" x 12'0" (4.00m x 3.66m)  
Located on the second floor, accessed from the first floor landing, with a door and carpeted stairway, this spacious room will easily accommodate a king size bed and a selection of bedroom furniture, and could also be utilised as a storage area. Wall mounted radiator and ample plug sockets. The velux window allows natural light in to this most spacious room.

**Outside**  
To the front is a pebbled patio wit slabbed pathway leading to front door and pathway to the side elevation leading to the gate for rear garden access.

To the rear is an enclosed garden with fence panels, slabbed patio and pathway, lawn and established flower beds to side of lawn.

**Additional Information**  
Council Tax - Erewash Borough Council Band A  
  
Electrical Safety Certificate valid until December 2027  
Gas safety Certificate valid until July 2026

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 45mbps Superfast 75mbps Ultrafast 1800mbps  
Phone Signal – 02, EE, Three, Vodafone  
Sewage – Mains supply  
Flood Risk – No flooding in the past 5 years  
Flood Defences – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

**Tenure**  
Freehold  
Vacant possession on completion of sale

**Directions**  
Proceed out of Long Eaton, along Tamworth Road, turn left on to St John Street (opposite the fire station), take the first left on to Cobden Street and then the first right is Kirton Avenue. No. 4 is on the right hand side displaying our “for sale” board.

