

# HoldenCopley

PREPARE TO BE MOVED

Birchwood Avenue, Long Eaton, Derbyshire NG10 3NE

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Guide Price £160,000

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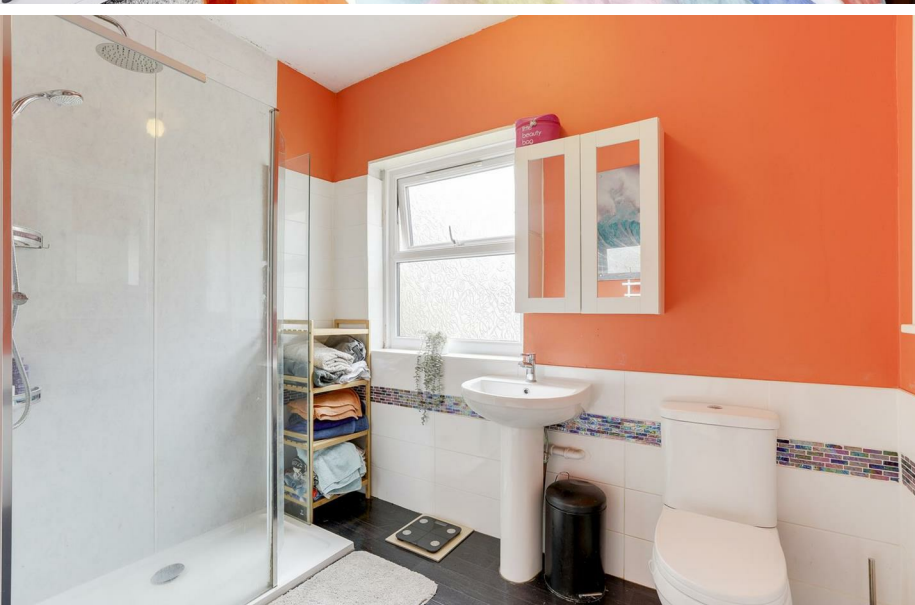
GUIDE PRICE £160,000 - £180,000

### PERFECT FIRST-TIME BUY...

Perfect for first-time buyers, this two-bedroom semi-detached home is situated in the ever-popular area of Long Eaton, offering easy access to excellent transport links, including Long Eaton Train Station, as well as local schools and amenities. The ground floor welcomes you with an entrance hall featuring a composite door, leading into a cosy living room complete with a charming log burner. To the rear, an open-plan fitted kitchen diner boasts modern units, a breakfast bar, and ample space for entertaining. Upstairs, there are two well-proportioned double bedrooms, serviced by a three-piece shower suite. The property also benefits from a boarded loft space with lighting and fixed stairs, offering additional storage or potential for further use. Externally, on-street parking is available to the front, while the private rear garden features multiple patio areas, providing the perfect outdoor retreat.

### MUST BE VIEWED





- Semi-Detached House
- Two Double Bedrooms
- Living Room With Log-Burner
- Open Plan Kitchen Diner With Breakfast Bar
- Storage Space
- Three-Piece Shower Suite
- Boarded Attic Space
- Good-Sized Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'4" x 3'2" (1.04m x 0.97m )

The entrance hall has carpeted flooring and a single composite door providing access into the accommodation.

Living Room

12'5" x 11'2" (max) (3.80m x 3.42m (max))

The living room has a UPVC double-glazed window to the front elevation, exposed wooden flooring, a TV point, a radiator, and a recessed chimney breast alcove with a log-burning stove and a tiled hearth.

Kitchen/Diner

20'7" x 12'6" (max) (6.28m x 3.82m (max))

The kitchen has a range of fitted handleless base and wall units with a wrap-around worktop, breakfast bar and splashback, a ceramic sink with a swan neck mixer tap and drainer, an integrated oven with a five-ring gas hob and extractor fan, space and plumbing for a washing machine, space for an American-style fridge freezer, space for a tumble-dryer, wood-effect flooring, an in-built under-stair cupboard, recessed spotlights, a radiator, and a UPVC double-glazed window to the side and rear elevation.

FIRST FLOOR

Landing

14'3" x 9'3" (max) (4.36m x 2.84m (max))

The landing has carpeted flooring, a radiator, and provides access to the first floor accommodation.

Bedroom One

12'6" x 11'4" (max) (3.83m x 3.46m (max))

The first bedroom has a UPVC double-glazed window to the front elevation, exposed wooden flooring, a radiator, and an in-built open cupboard.

Bedroom Two

11'3" x 9'6" (max) (3.45m x 2.91m (max))

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Shower Suite

8'9" x 7'9" (max) (2.69m x 2.37m (max))

The shower suite has a low level dual flush WC, a pedestal wash basin, a walk-in shower enclosure with an overhead twin rainfall shower, in-built cupboards, partially tiled and waterproof splashback, a radiator, painted wood flooring, and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Attic Space

14'3" x 12'6" (max) (4.35m x 3.82m (max))

The attic is boarded with a vaulted ceiling, lighting, and fixed stairs.

OUTSIDE

To the front of the property is on-street parking with side gated access to the rear garden, which features two patio areas, a lawn with a patio pathway, raised planters, various plants and shrubs, and enclosed by fence panelling.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media  
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

- Phone Signal – Good 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

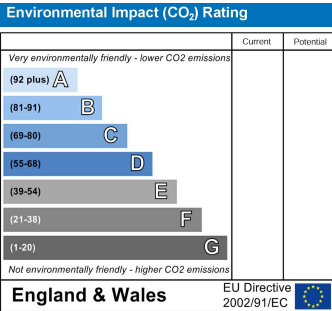
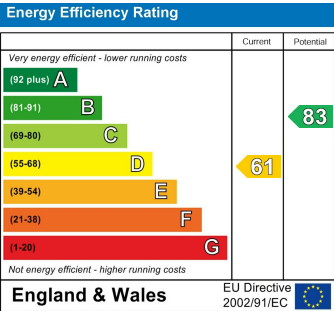
Council Tax Band Rating - Erewash Borough Council - Band A  
This information was obtained through the directgov website.  
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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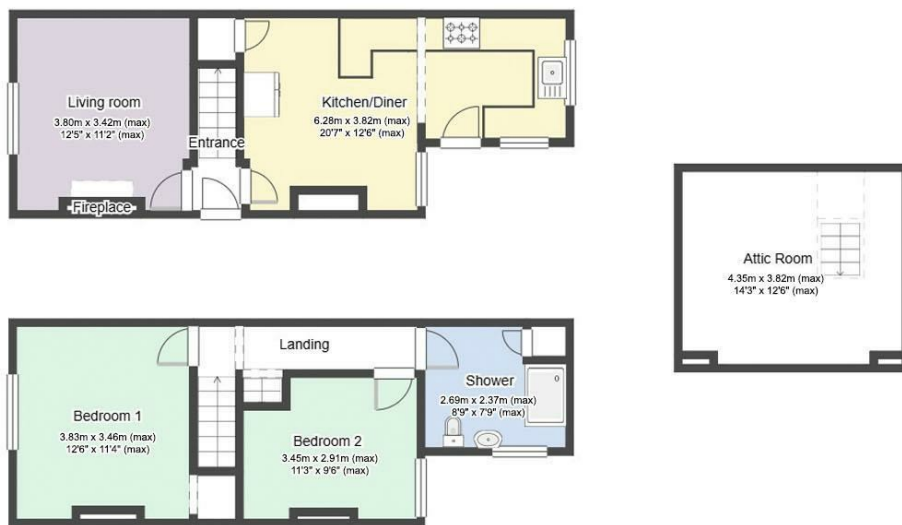
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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**0115 8963 699**

30 Market Place, Long Eaton, NG10 1LT

[longeatonoffice@holdencopley.co.uk](mailto:longeatonoffice@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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