



Birchwood Avenue,  
Long Eaton, Nottingham  
NG10 3NE

**Price Guide £160-170,000**  
**Freehold**





A TWO BEDROOM SEMI DETACHED HOME OFFERING WELL-PRESENTED AND VERSATILE ACCOMMODATION.

Robert Ellis are pleased to bring to the market this two bedroom semi detached property which benefits from a lounge with log burner, providing a cosy focal point, and a modern open plan kitchen diner, ideal for everyday living and entertaining.

To the first floor there are two bedrooms and an upstairs shower room, with the added benefit of an attic room offering useful additional space. The property is offered to the market with no onward chain and is conveniently located close to the train station, making it ideal for commuters. An internal viewing comes highly recommended.

The property is within easy reach of Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, there is a Sainsbury's convenience store on Tamworth Road, schools for all ages are within easy reach of the house, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields and the transport links include junctions 24 and 25 of the M1, Long Eaton and East Midlands Parkway stations, East Midlands Airport and the A52 and other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.





### Entrance Hall

Composite door to the side, doors to:

### Living Room

12'5 × 11'2 approx (3.78m × 3.40m approx)

Double glazed window to the front, wooden flooring, TV point, radiator, recessed chimney breast with a log burning stove and tiled hearth.

### Kitchen Diner

20'7 × 12'6 approx (6.27m × 3.81m approx)

Having a range of wall, base and drawer units with work surfaces over, inset ceramic sink and drainer with swan neck mixer tap, breakfast bar, integrated electric oven, five ring gas hob and extractor over, space and plumbing for a washing machine, space for an American style fridge freezer, space for a tumble dryer, wood effect flooring, understairs storage cupboard, recessed spotlights, radiator, double glazed windows to the rear and side.

### First Floor Landing

Radiator, doors to:

### Bedroom 1

12'6 × 11'4 approx (3.81m × 3.45m approx)

Double glazed window to the front, wooden flooring, radiator and built-in cupboard.

### Bedroom 2

Double glazed window to the rear and radiator.

### Shower Room

Low flush w.c., pedestal wash hand basin, walk-in shower with rainwater shower, built-in cupboard, part tiled walls, splashback, obscure double glazed window to the side.

### Attic

14'3 × 12'6 approx (4.34m × 3.81m approx)

The attic is boarded, has a vaulted ceiling, lighting and fixed staircase.

### Outside

There is off street parking to the front, side gated access to the rear.

To the rear there are two patio areas, lawned garden with raised planters and fencing to the boundaries.

### Directions

Proceed out of Long Eaton along Tamworth Road and after the canal bridge Birchwood Avenue can be found as a turning on the right hand side.

9071CO

### Council Tax

Erewash Borough Council Band A

### Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 13mbps Superfast 80mbps

Ultrafast 1800mbps

Phone Signal – EE, 02, Three, Vodafone

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

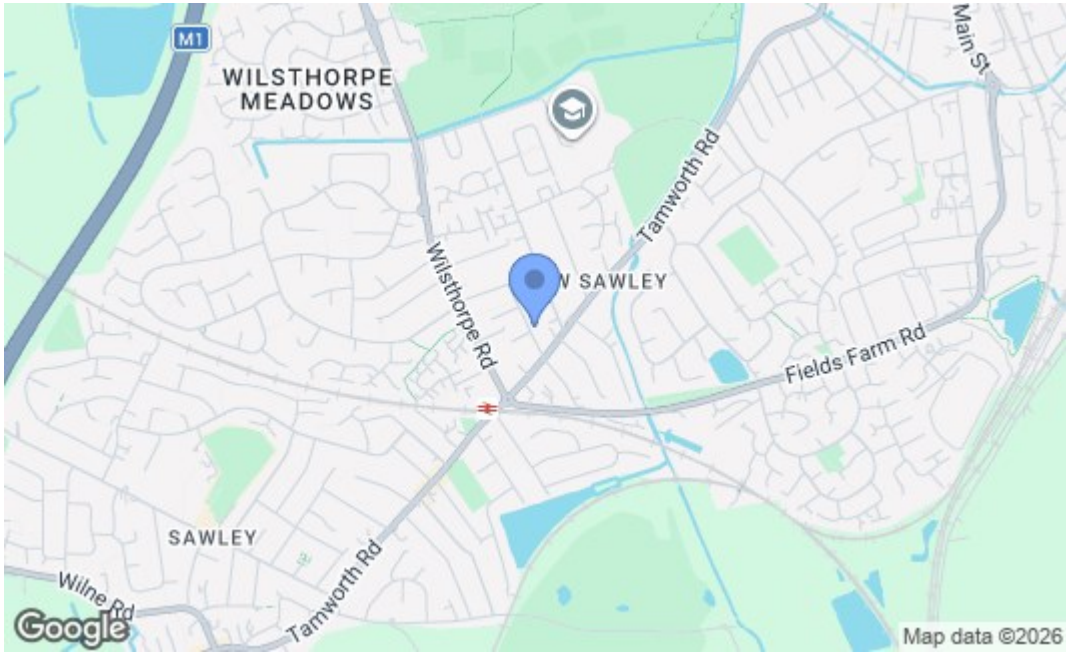
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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 <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 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.