



Hawthorne Avenue,  
Long Eaton, Nottingham  
NG10 3NF

**£199,500 Freehold**



A SEMI DETACHED HOUSE OFFERING GREAT POTENTIAL AND THE OPPORTUNITY TO UPDATE AND MODERNISE AND IS LOCATED IN A POPLAR AREA IN LONG EATON.

Robert Ellis are delighted to bring to the market this double fronted three bedroom semi detached house that is offered for sale with no upward chain. The house is located on Hawthorne Avenue which is popular with a variety of buyers due to the style of property and close proximity to many amenities. The entrance door is accessed on the side elevation and opens into the hallway. The hallway has stairs rising to the first floor with doors opening to the dining room and living room, both have windows overlooking the front garden. The living room leads to the kitchen area with understairs storage and is open to a utility area with a door leading to the rear garden. The first floor landing provides access to the three bedrooms, two are double in size and the third bedroom is a good sized single. There is a shower room and an office which has the potential to be converted to an en-suite to the adjoining bedroom. The generous sized garden to the rear is a great feature and offers excellent privacy and provides access to the detached garage/workshop. This is a property with great potential and viewings are highly recommended.

The property is only a few minutes drive away from Long Eaton town centre where you have Asda, Tesco, Lidl and Aldi stores along with many other retail outlets. There is also a Sainsbury's convenience store a short walk away on Tamworth Road.

There are excellent schools for all ages within walking distance as well as local healthcare and sports facilities, including West Park Leisure Centre which has adjoining playing fields.

Transport links are a huge selling point for this property. These include junctions 24 and 25 of the M1 and East Midlands Airport. The Skylink bus provides an easy way to get to the airport, which avoids the expense of parking. The train station is within a few minutes walk away and good road links such as the A52 provide good access to Nottingham, Derby and further afield.



### Entrance Hall

UPVC panel and double glazed entrance door, stairs to the first floor, UPVC double glazed window, understairs storage and doors to:

### Dining Room

10'5" x 10'10" approx (3.18m x 3.32m approx)  
UPVC double glazed window to the front, picture rail, shelving into the chimney recesses, gas fire (not tested) with feature timber surround, tiled insert and hearth, laminate flooring and original door.

### Living Room

12'10" x 12'0" approx (3.93m x 3.68m approx)  
UPVC double glazed window to the front, picture rail, cupboards with drawers and shelves into the chimney recess, gas fire (not tested) with feature timber surround set upon a tiled hearth.

### Kitchen Area

8'5" x 7'10" approx (2.58m x 2.39m approx)  
UPVC double glazed window to the rear, range of wall, base and drawer units with work surfaces over, stainless steel sink and double drainer and mixer tap, space for a free standing gas cooker, tiled splashbacks, grey tiled floor and open to:

### Lobby Area

Original pantry with shelves and tiled walls and housing the electric consumer unit, continuation of the grey tiled floor, UPVC door to the rear.

### Utility

3'11" x 5'2" approx (1.21m x 1.59m approx)  
Plumbing and space for a washing machine, wall mounted storage cupboards, continuation of the grey tiled floor, glazed blocks providing natural light.

### First Floor Landing

Loft access hatch and doors to:

### Bedroom 1

11'8" x 12'10" max approx (3.56m x 3.93m max approx)  
UPVC double glazed window to the front, picture rail, original cast iron fireplace with tiled hearth, original door, storage cupboard into the chimney recess.

### Bedroom 2

10'11" x 10'5" approx (3.34m x 3.18m approx)  
UPVC double glazed window to the front, wall mounted electric heater and original door.

### Bedroom 3

8'5" x 7'10" approx (2.58m x 2.41m approx)  
UPVC double glazed window to the rear, airing/storage cupboard housing the hot water cylinder and header tank, original door.

### Office

5'7" x 3'11" approx (1.71m x 0.94m approx)  
L shaped room with a UPVC double glazed window to the side and original door.

### Shower Room

8'1" x 4'5" approx (2.47m x 1.35m approx)  
Obscure UPVC double glazed window to the rear, fully tiled shower enclosure with electric shower, white low flush w.c. and vanity wash hand basin with chrome mixer tap, fully tiled walls, extractor fan, grey laminate flooring and wall mounted panelled electric heater, original door.

### Outside

Wooden fence and gate to the front, mature shrubs and bushes, pathway to the side entrance door.

To the rear there is a concrete hard standing area with the garden extending approx 40m (131ft) and is split into a lawned garden area with a picket fence providing access to a further garden, timber storage shed, trees and bushes, path leading down to the bottom of the garden, greenhouse, hedgerow to the borders, timber gate and fence.

### Garage/Workshop

Shared access to the garage with power and light.

### Directions

Proceed out of Long Eaton along Tamworth Road and after passing over the canal bridge turn right into Hawthorne Avenue and the property can be found on the right hand side.  
8921AMMH

### Agents Notes

We believe there may be a grant available to install central heating, this should be investigated by prospective purchasers.

### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – None  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 9mbps Superfast 59mbps Ultrafast 180mbps  
Phone Signal – EE, Vodafone, Three, 02  
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

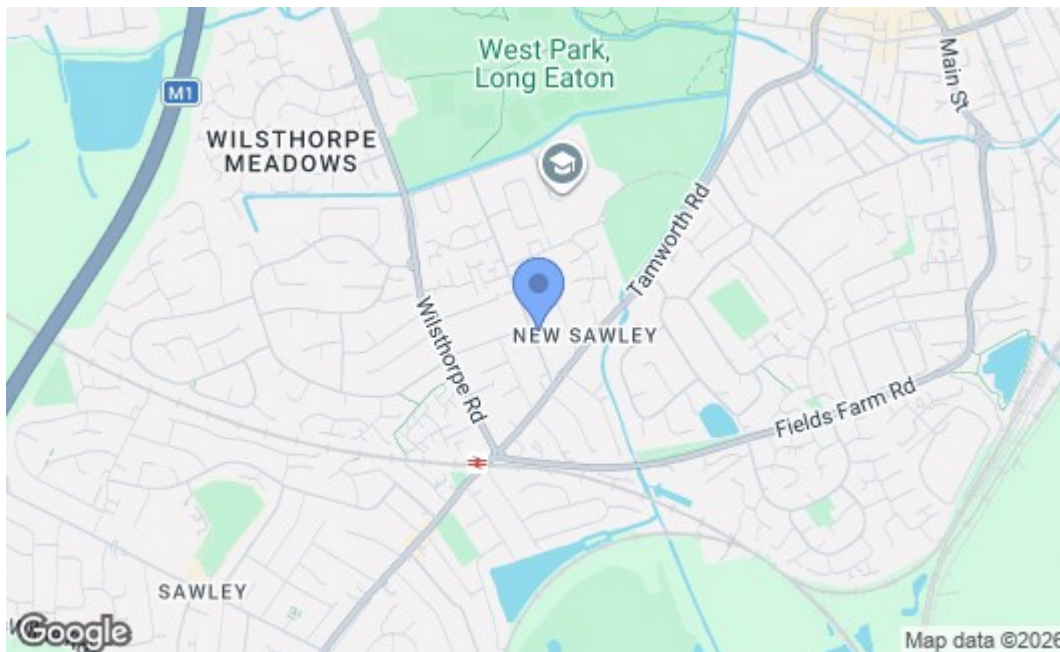




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E			
(21-38) F		34	
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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			
<b>England &amp; Wales</b>		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.