



ESTATE AGENTS, VALUERS AND AUCTIONEERS

WALLACE · JONES



Derby Road  
Long Eaton  
Nottingham  
NG10 1LU  
Tel: 01159468946  
enquiries@wallacejones.net  
www.wallacejones.co.uk



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79 Cleveland Avenue, Long Eaton, NOTTINGHAM, NG10 2BT

Asking Price Of £235,000



Three bedroom end terrace located in Long Eaton, Nottingham

For sale a three bedroom end terrace house situated in the popular residential area of Long Eaton, located on Cleveland Avenue, this property is offered to the market with no upwards chain and vacant possession.



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## Property Description

For sale a three bedroom end terrace house situated in the popular residential area of Long Eaton, located on Cleveland Avenue, this property is offered to the market with no upwards chain and vacant possession. It has been extremely well maintained and is presented to a good standard throughout, with beautifully established rear enclosed garden, the property also benefits from double driveway, larger than average garage, two reception rooms, gas central heating and double glazing. It is spacious throughout, considered in well proportion and would make an ideal first time buyers and family home.

The accommodation is presented with a porch to the front leading into the living room, which has a bay window and plenty of space for furniture, leading to the dining room this bright space offering plenty of light from the French patio doors, also offering ample space for furniture. From here the galley kitchen offers small but accommodating storage and leads to handy separate utility room. Upstairs are three good sized bedrooms along with shower room.

The beautiful rear garden is full of bright flowers and is privately enclosed offering multiple seating areas with lawn and patio. The garage is considered larger than average and has been split into rear storage with the front use still being big enough for a car.

The property is only a few minutes drive from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets. There are excellent schools for all ages within easy reach of the property including the Grange infant and primary school on it's the doorstep, healthcare and sports facilities which include West Park Leisure Centre and adjoining playing fields. There are excellent transport links including junctions 24 and 25 of the M1, East Midlands Airport which can be reached on the Skylink bus, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads providing good access to Nottingham, Derby and other East Midlands towns and cities.



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**LIVING ROOM:** 14' 4" x 11' 1" (4.39m x 3.39m) Double glazed uPVC bay window to the front, carpet, radiator and electric fire.

**DINING ROOM:** 14' 4" x 11' 2" (4.39m x 3.41m) Double glazed uPVC French door to the patio, carpet and radiator.

**KITCHEN:** 10' 5" x 4' 8" (3.19m x 1.43m) Double glazed uPVC window to the side, fitted storage cupboards, space for fridge, space for cooker, sink with mixer tap and drainer.

**UTILITY ROOM:** 9' 4" x 4' 11" (2.85m x 1.52m) Double glazed uPVC door and window to the side, storage cupboards, plumbing for washing machine, space for freezer and tumble dryer.

**BEDROOM ONE:** 14' 6" x 8' 1" (4.44m x 2.47m) Double glazed uPVC window to the front, carpet and radiator.

**BEDROOM TWO:** 7' 10" x 11' 1" (2.39m x 3.40m) Double glazed uPVC window to the rear, carpet and radiator.

**BEDROOM THREE:** 5' 10" x 8' 5" (1.80m x 2.59m) Double glazed uPVC window to the front, carpet and radiator.

**SHOWER ROOM:** 6' 4" x 8' 6" (1.94m x 2.60m) Double glazed uPVC window to the rear, fitted enclosed shower, WC, wash hand basin, radiator.

**GARAGE:** 11' 9" x 23' 6" (3.59m x 7.17m) UPVC door and up and over door to the front, double glazed uPVC door and window to the rear, ample storage space, electrics.

**TENURE:** Freehold.

**VIEWINGS:** Strictly by appointment only via Wallace Jones estate agents.

