



Acton Road,  
Long Eaton, Nottingham  
NG10 1FR

**£250,000 Freehold**

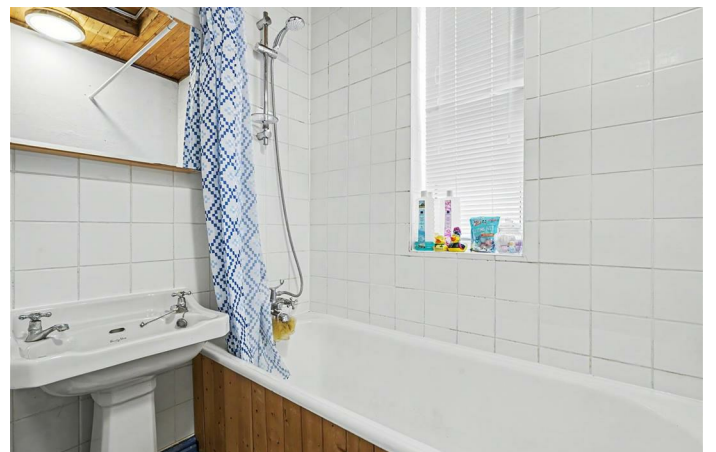


A SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY RETAINING MANY ORIGINAL FEATURES.

Robert Ellis are delighted to bring to the market a traditional property which retains many traditional features with the Minton tiled floor being in the hallway, cornice to the ceilings and exposed floorboards in some of the rooms. The property benefits from modern conveniences such as gas central heating and double glazing and is conveniently situated within walking distance of Long Eaton town centre, the train station and local primary and secondary schools. An internal viewing is a must to fully appreciate the accommodation on offer.

The property is constructed of brick to the external elevation all under a tiled roof and in brief comprises with the entrance door being on the side, a large entrance hall, lounge with bay window to the front, separate dining room and breakfast kitchen. To the first floor there are three double bedrooms, a bathroom and a separate W.C. The property is set back from the road, privately enclosed with a walled boundary and side access gives you access to the garden where there is a patio area immediate to the property leading to the lawn. There are two out buildings, one having the original outside W.C.

The property is within easy reach of the Asda, Tesco, Lidl and Aldi stores and many other retail outlets found in the town centre, there are healthcare and sports facilities which includes the West Park Leisure Centre and adjoining playing fields, there are excellent schools for all ages within easy reach of the property and the transport links include J25 of the M1, East Midlands Airport, Long Eaton station 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

UPVC door with obscure double glazed light panels within and light panel above, coving, stairs to the first floor, obscure UPVC double glazed window to the side, feature Minton tiled floor, radiator, dado rail, understairs storage area with shelves and black and white floor tiles, cloaks cupboard housing the electric consumer unit, original doors to the living room and dining room.

### Living Room

13'5" into recess x 12'1" plus bay (4.1m into recess x 3.7m plus bay )  
UPVC double glazed box bay window and second UPVC double glazed window to the front, feature coving, radiator, exposed wooden floorboards, gas fire sat upon a tiled hearth with tiled insert and timber Adam style surround.

### Dining Room

12'1" x 13'5" into recess approx (3.7m x 4.1m into recess approx)  
UPVC double glazed window to the front, radiator, exposed wooden floorboards, working wood burning stove sat upon a tiled hearth with exposed brickwork behind, original wooden door to:

### Kitchen

14'2" x 7'9" approx (4.34m x 2.38m approx)  
Two UPVC double glazed windows to the side, UPVC panel and double glazed door opening to the rear garden, wall, base and drawer units with laminate work surface over, tiled splashback, stainless steel sink and drainer with chrome mixer tap, space for an electric oven with extractor over, space for a tall fridge freezer, plumbing and space for a washing machine, under cabinet lighting, radiator, vinyl flooring, work surface with space for an under counter dryer.

### First Floor Landing

Stripped wooden floorboards, dado rail, radiator, original wooden doors to:

### Bedroom 1

13'5" into recess x 12'11" approx (4.11m into recess x 3.95m approx)  
Two UPVC double glazed windows to the front, stripped wooden floorboards, radiator, feature cast iron fireplace with decorative tiled hearth.

### Bedroom 2

12'1" x 10'7" approx (3.69m x 3.24m approx)  
UPVC double glazed window to the rear, radiator, cast iron fireplace, cupboard housing the gas central heating combination boiler.

### Bedroom 3

7'11" x 9'8" approx (2.42m x 2.95m approx)  
UPVC double glazed window to the rear, radiator.

### Bathroom

4'6" x 6'1" approx (1.39m x 1.87m approx)  
Original door with obscure double glazed light panels within, two piece suite comprising of a bath with mains fed shower over, pedestal wash hand basin, UPVC double glazed window to the side, tiled splashback, tiled walls and floor, radiator, loft access hatch.

### Separate w.c.

4'1" x 5'0" approx (1.27m x 1.53m approx)  
UPVC double glazed window to the side, two piece suite comprising of a low flush w.c., wall mounted wash hand basin with chrome mixer tap and tiled splashback, vinyl flooring.

### Outside

To the front of the property there is a dwarf wall to the boundary, paved pathway to the side entrance door.

To the rear there is a block paved patio seating area, wooden gate providing access to the front and an external tap. Steps lead down to a lawned garden with a timber storage shed, low level brick wall to one border and wooden fence to the other side, well stocked borders with bushes and trees.

### Outbuilding

With power and light.

### Outside w.c.

High flush w.c. (not tested) and black and red tiling.

### Directions

Proceed out of Long Eaton along Waverley Street and at the traffic island with The Tappers Harker public house turn right onto Oakleys Road. Acton Road can be found as a turning on the left and the property identified by our for sale board. 9295MH

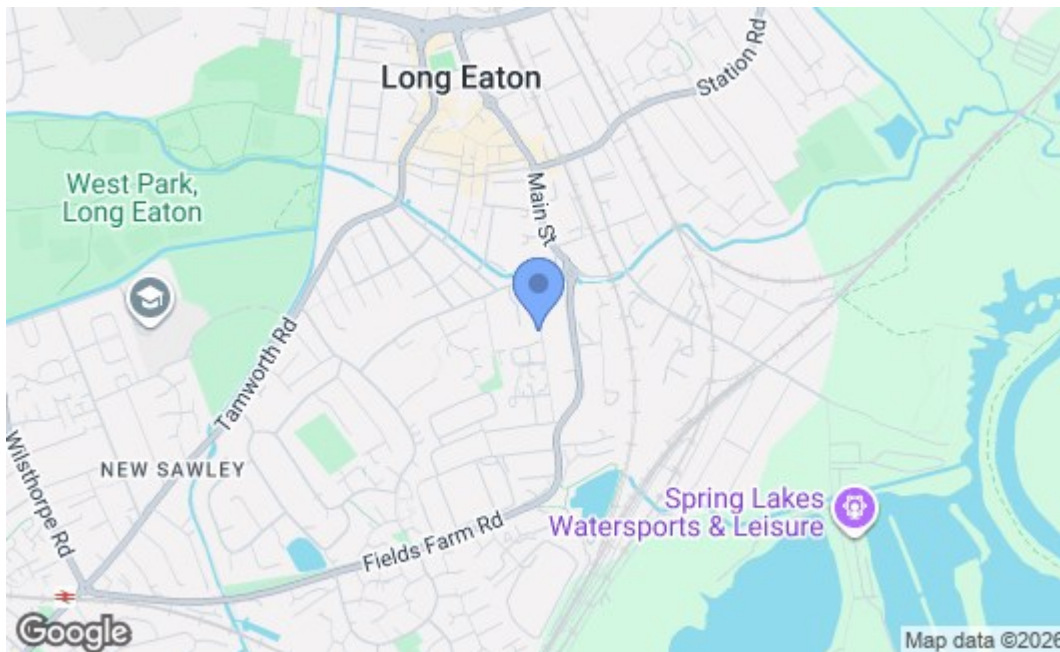
### Council Tax

Erewash Borough Council Band B

### Additional Information

Electricity – Mains supply  
Water – Mains supply  
Heating – Gas central heating  
Septic Tank – No  
Broadband – BT, Sky, Virgin  
Broadband Speed - Standard 15mbps Superfast 73mbps Ultrafast 1800mbps  
Phone Signal – EE, Vodafone, O2, Three  
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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<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.