



52 Granville Avenue, Long Eaton, NOTTINGHAM, NG10 4HB

Asking Price Of £130,000



Two bedroom semi detached house located in Long Eaton, NOTTINGHAM
For sale with no upwards chain and sold with vacant possession a two double bedroom semi detached house ideally located close to Long Eaton Town Centre.

Property Description

For sale with no upwards chain and vacant possession, this two double bedroom semi-detached house offers and excellent potential for improvement. The property does require refurbishment throughout, but benefits from well-proportioned rooms and a versatile dressing area, which could potentially be utilised as a small third bedroom, nursery or home office.

An ideal opportunity for first-time buyers looking to create a home to their own taste, or investors seeking a property with scope to add value. An internal viewing is recommended to appreciate the space and potential on offer.

The property is within easy reach of Long Eaton town centre where there is an 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, healthcare and sports facilities, walks in the nearby open countryside and along the banks of the River Trent and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport, stations at Long Eaton and East Midlands Parkway and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



LIVING ROOM: 12' 0" x 12' 5" (3.68m x 3.81m) Double glazed uPVC window to the front, carpet, radiator, brick fire surround.

DINING ROOM: 12' 0" x 12' 5" (3.68m x 3.81m) Double glazed uPVC window to the rear, carpet and radiator.

KITCHEN: 14' 7" x 7' 0" (4.46m x 2.15m) Double glazed uPVC window to the side and rear, under and over counter units, sink with drainer and tap.

BEDROOM ONE: 12' 5" x 12' 0" (3.80m x 3.68m) Double glazed uPVC window to the front, carpet and radiator.

BEDROOM TWO: 12' 1" x 12' 6" (3.70m x 3.83m) Double glazed uPVC window to the rear, carpet and radiator.

DRESSING AREA: 6' 6" x 7' 1" (1.99m x 2.16m) Double glazed uPVC window to the side, carpet and radiator.

BATHROOM: 6' 11" x 5' 11" (2.13m x 1.81m) Double glazed uPVC window to the rear, Fitted suite with enclosed shower, wc and wash hand basin.

OUTSIDE: The rear garden has established shrubs and bushes and side access via a gate.

TENURE: Freehold.

VIEWINGS: Strictly by appointment only via Wallace Jones estate.

