



Worrall Avenue,
Long Eaton, Nottingham
NG10 1NR

£170,000 Freehold

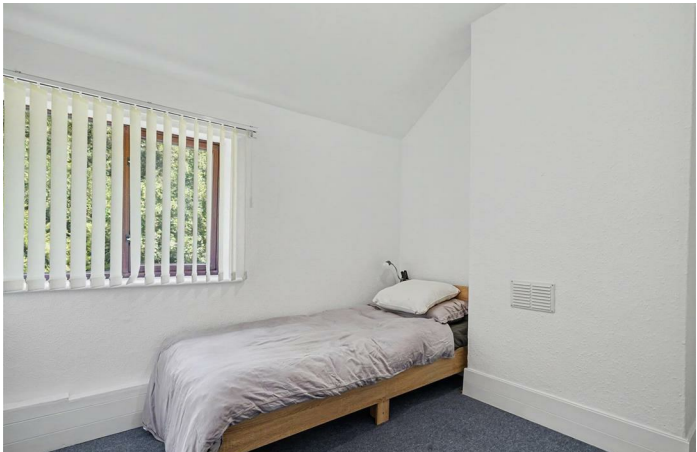
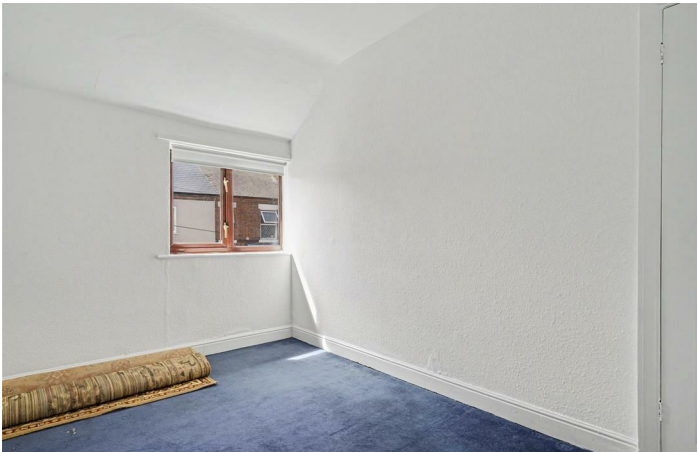


A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME, IDEAL FOR FIRST TIME BUYERS OR INVESTORS, SITUATED IN THIS POPULAR RESIDENTIAL LOCATION AND BEING SOLD WITH NO UPWARD CHAIN.

This attractive property benefits from heat air source pumps and double glazing throughout and offers well-proportioned accommodation including a spacious open plan kitchen diner fitted with modern grey shaker-style wall, drawer and base units. To the outside, there is an enclosed rear garden featuring a useful covered lean-to seating area, perfect for al-fresco dining and outdoor entertaining. Conveniently located for local amenities, schools and transport links, this fantastic home must be viewed to be fully appreciated.

The property is entered via a side entrance door, opening into the hallway where stairs rise directly to the first floor. To the front of the property is the lounge, providing a comfortable living space, whilst to the rear is the kitchen diner, offering ample room for both cooking and dining and benefiting from access to a useful utility area. To the first floor, the landing leads to three bedrooms, with the third bedroom lending itself perfectly as a home office, nursery or dressing room. The accommodation is completed by a modern shower room fitted with a contemporary suite.

Being situated on Worrall Avenue, the property is within easy reach of the Asda, Tesco, Lidl and Aldi stores and many other retail outlets found in Long Eaton town centre, there are schools for all ages, walks along the Erewash Canal, healthcare and sports facilities and the transport links include J25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 and other main roads which provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

Obscure double glazed door to the side, carpeted flooring, ceiling light, doors to:

Living Room

13' x 12' approx (3.96m x 3.66m approx)

Double glazed bay window to the front with built-in storage, new carpeted flooring, ceiling light, fireplace, air conditioning unit.

Kitchen

10' x 8'8 approx (3.05m x 2.64m approx)

Double glazed window and door to the rear, carpeted flooring, ceiling light, base units with work surfaces over, inset stainless steel sink, washing machine and tumble dryer.

Utility Cupboard

Housing a washing machine and tumble dryer, wooden flooring and obscure glazed window to the side.

First Floor Landing

Loft access hatch, new carpeted flooring and doors to:

Bedroom 1

12' x 9' approx (3.66m x 2.74m approx)

Window to the front, air conditioning unit, carpeted flooring, ceiling light.

Bedroom 2

8'9 x 9'1 approx (2.67m x 2.77m approx)

Double glazed window to the rear, ceiling light, new carpeted flooring, air conditioning unit, storage cupboard.

Bedroom 3

4' x 6' approx (1.22m x 1.83m approx)

Double glazed window to the front, new carpeted flooring, ceiling light.

Bathroom

Obscure double glazed window, walk-in shower, hand basin mounted on a surface with a mixer tap, low flush w.c., new carpet tiles, recessed lighting, extractor fan, airing cupboard housing the immersion tank.

Outside

Having a paved frontage with a path leading down the side

to the entrance door and through a gate to the rear garden.

Low maintenance garden to the rear with a garden shed and outbuildings.

Directions

Proceed out of Long Eaton along Derby Road turning right into Cramner Street. Continue further down the road turning right onto Worrall Avenue where the property can be found on the left hand side.

9474JM

Agents Notes

The property is heated and air conditioned via heat air source pumps and the hot water is provided via solar panels.

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply, hot water via solar panels

Heating – Heat air source pumps

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 16mbps Superfast 34mbps

Ultrafast 1800mbps

Phone Signal – 02, Three, EPC, Vodafone

Sewage – Mains supply

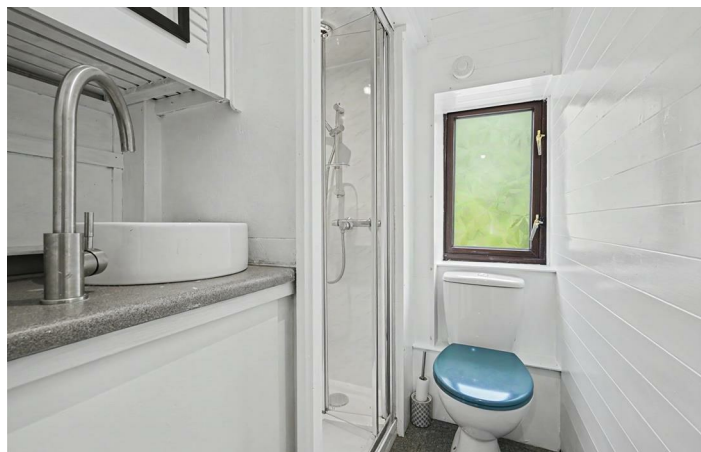
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

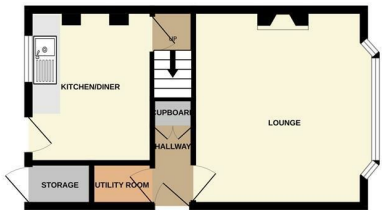
Any Legal Restrictions – No

Other Material Issues – No

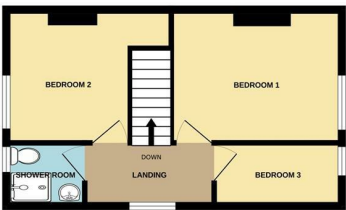


Robert Ellis
ESTATE AGENTS

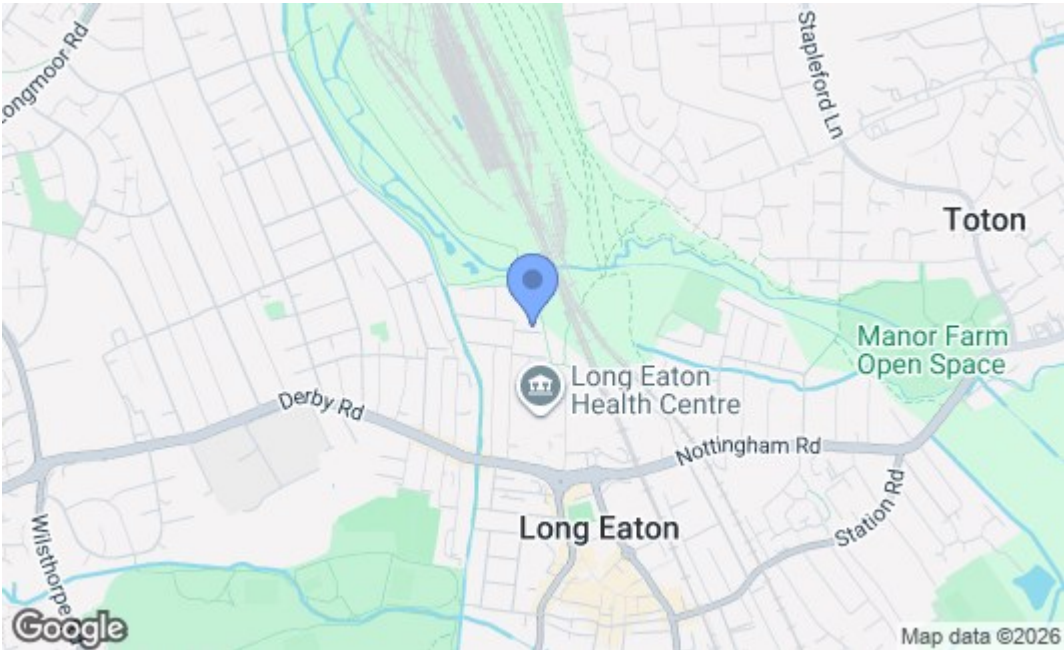
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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