



Three Bedroom Semi-Detached House located in Long Eaton.

Asking Price Of
£215,000

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M **MERRITT ESTATES**
SALES, LETTINGS & PROPERTY MANAGEMENT

57 Wilsthorpe Road Long Eaton Nottingham NG10 3JX



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869
sq ft

Situated in a popular and convenient location, this modern three-bedroom end town house offers spacious accommodation arranged over three floors and is available with immediate vacant possession and no upward chain.

The property has been recently redecorated throughout and benefits from gas central heating and double glazing, making it an ideal purchase for first-time buyers, professional couples, families and investors alike.

The ground floor accommodation briefly comprises a welcoming entrance hall, a comfortable lounge, a useful cloakroom/WC and a well-appointed breakfast kitchen with ample space for dining.

To the first floor are two well-proportioned bedrooms together with a modern white family bathroom fitted with a contemporary three-piece suite.

Occupying the entire second floor is an impressive principal bedroom, complemented by an en-suite shower room/WC, creating an excellent private retreat.

Outside, the property enjoys a private enclosed walled garden to the rear, providing a pleasant space for relaxation and outdoor entertaining. There is also the added benefit of an allocated parking space located to the rear of the property.

Offered to the market with no upward chain and immediate vacant possession, an early internal inspection is strongly recommended to fully appreciate the accommodation on offer.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate. It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme). Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

FLOORPLAN



TOTAL AREA: APPROX. 80.7 SQ. METRES (869.1 SQ. FEET)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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