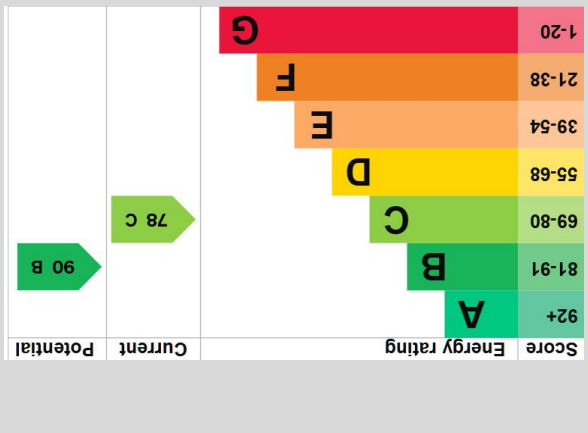




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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WALLACE · JONES
ESTATE AGENTS, VALUERS AND AUCTIONEERS

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Asking Price Of £239,950







3 bedroom End Terrace located in Long Eaton

For sale with no upwards chain and vacant possession a lovely three bedroom townhouse ideally situated in Long Eaton, with off street parking , garden, en suite and downstairs toilet.

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Property Description

Three-Bedroom End Townhouse – Long Eaton
Offered for sale with no upwards chain and vacant possession, this well-presented three-bedroom end townhouse offers comfortable accommodation arranged over three floors.

The property is described as being in good condition throughout and benefits from gas central heating and UPVC double-glazed windows.

Features include a convenient ground-floor WC, an en-suite bathroom to the main bedroom and two off-street parking spaces.
With three bedrooms, practical facilities and no upwards chain, this property could be an attractive choice for families, first-time buyers or those looking to move without the complication of an onward chain.

The property is only a few minutes drive away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets, if required there are excellent schools within walking distance of the property, healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields, walks in the nearby open countryside and at Trent Lock and the transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus, Long Eaton station is only a few minutes walk away and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.







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KITCHEN 9' 8" x 5' 9" (2.95m x 1.76m) UPVC double glazed window to the front, Fitted under and over counter cupboards, Integrated fridge freezer, gas hob, electric oven and extractor fan, space for washing machine, sink with drainer and mixer tap. Laminate flooring and radiator.

LIVING ROOM 12' 6" x 14' 6" (3.83m x 4.42m) UPVC double glazed patio sliding doors to the rear, carpet and radiator.

WC 2' 10" x 5' 4" (0.88m x 1.63m) Wash hand basin, low flush toilet, radiator.

FIRST FLOOR-
BEDROOM TWO 12' 6" x 8' 3" (3.83m x 2.53m) UPVC double glazed window to the front, carpet, radiator and over the stairs storage cupboard.

BEDROOM THREE 9' 3" x 6' 3" (2.83m x 1.93m) UPVC double glazed window to the rear, carpet and radiator.

BATHROOM 6' 3" x 6' 4" (1.92m x 1.94m) Fitted suite comprises, Panelled bath with shower over, wash hand basin, toilet, radiator, tiled splashbacks.

SECOND FLOOR-
BEDROOM ONE 13' 1" x 12' 5" (3.99m x 3.81m) UPVC window to the front, storage cupboards, carpet and radiator , door to ensuite.

EN SUITE 5' 10" x 6' 3" (1.79m x 1.93m) UPVC double glazed window to the rear, Fitted suite with enclosed shower, toilet, wash hand basin and radiator.

OUTSIDE To the front of the property is a pathway along with lawn, fence to side and brick wall.
The rear garden is accessed both from the side and the rear through a gate. There is two off road car parking spaces to the rear of the property and accessed from the side road.

The rear garden is relatively low maintenance with lawn and some slabs.



