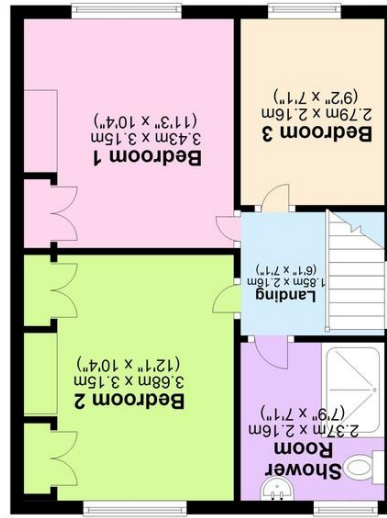


Score	Energy rating	Current	Potential
92+	A		87 B
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



ESTATE AGENTS, VALUERS AND AUCTIONEERS

WALLACE · JONES



Derby Road
 Long Eaton
 Nottingham
 NG10 1LU
 Tel: 01159468946
 enquiries@wallacejones.net
 www.wallacejones.co.uk



WALLACE · JONES

ESTATE AGENTS, VALUERS AND AUCTIONEERS

53 Newbery Avenue, Long Eaton, Nottingham, NG10 2FT

Guide Price £250,000



Three bedroom semi-detached house located in Long Eaton, Nottingham

A well maintained three bedroom semi detached house ideally located in this sought after area and conveniently placed close to Trent meadows, which is a beautiful trail that runs along the River Trent. The property benefits from downstairs toilet, off street parking and utility.

Property Description

GUIDE PRICE £250,000 TO £260,000

For sale a very well maintained three bedroom semi detached house that is ideally located in this sought after area and conveniently placed just a stone's throw away from the picturesque Trent Meadows trail, picnic site and play area. Upon entering, a welcoming entrance hall sets the tone, leading into a cosy living room featuring a log burner and bay window. The property benefits from downstairs toilet, off street parking and utility.

The property has been maintained by the current owners and boasts two beautiful log burners in both living room and dining kitchen and further benefits a private beautiful well established enclosed garden. The property would make an excellent family home and is in ideal condition for new owners to move straight into and make their own.

The current owners have taken great pride in establishing the rear garden along with its many fruit trees and shrubs, patio seating area, lawn and large vegetable garden.

The property is within easy reach of all the amenities and facilities provided by Long Eaton town centre which include Asda, Tesco and Aldi stores as well as many other retail outlets. There are walks in the nearby open countryside and along the canal to Trent Lock, healthcare and sports facilities which include Spring Lakes, West Park Leisure Centre and Trent Lock Golf Club, excellent local schools for all ages and the transport links include junctions 24 and 25 of the M1, East Midlands Airport, Long Eaton and East Midlands Parkway stations and the A52 amongst other main roads, all of which provide good access to Nottingham, Derby and other East Midlands towns and cities.

In brief the property comprises entrance hall, living room, dining kitchen, utility, WC, three bedrooms and shower room.

To fully appreciate what's on offer with this property call to view 0115 9468946.



LIVING ROOM: 10' 4" x 11' 3" (3.15m x 3.45m) Double glazed uPVC bay window to the front, log burner, radiator, carpet and ceiling fan.

DINING KITCHEN: 12' 4" x 17' 7" (3.76m x 5.36m) Double glazed uPVC windows to rear and side, log burner with brick surround fireplace, fitted kitchen with matching wall and base units and work surfaces over, inset sink and drainer, double electric oven, part tiled walls, laminate flooring, space and plumbing for a washing machine and dishwasher, door to under stairs storage and access to the utility and WC.

UTILITY ROOM: 7' 6" x 7' 4" (2.29m x 2.24m) Double glazed uPVC door and window to the rear, Belfast sink, space and plumbing for a washing machine, tumble dryer and space for a fridge freezer, door to WC.

BEDROOM ONE: 10' 4" x 11' 3" (3.15m x 3.43m) Double glazed uPVC window to the front, built in wardrobes, carpets, radiator and ceiling fan.

BEDROOM TWO: 12' 0" x 9' 1" (3.68m x 2.79m) Double glazed uPVC window to the rear, built in wardrobes, radiator and carpet.

BEDROOM THREE: 7' 1" x 9' 1" (2.16m x 2.79m) Double glazed uPVC window to the front, radiator and carpet.

SHOWER ROOM: 7' 9" x 7' 1" (2.37m x 2.16m) Double glazed uPVC window to the rear, low level flush toilet, vanity wash hand basin, shower with shower cubicle, radiator and partly tiled walls.

OUTSIDE: To the front of the property is a driveway for two cars and access to the rear of the garden. The private enclosed rear garden is beautifully established with shrubs and bushes a bramley apple tree, pear tree and an area set aside for a large vegetable garden. A patio seating area, lawn and fenced boundaries with added shed.

TENURE: Freehold.

VIEWINGS: Strictly by appointment only via Wallace Jones estate agents.

