



ESTATE AGENTS, VALUERS AND AUCTIONEERS

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5 Collingwood Road, Long Eaton, NOTTINGHAM, NG10 1DR

Asking Price Of £250,000



Three bedroom semi detached house located in Long Eaton, NOTTINGHAM

VACANT POSSESSION AND CHAIN FREE, a three bedroom semi detached house that has been very well maintained throughout and has the benefits of driveway, garage, good size rooms and garden.



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Property Description

No upwards chain and vacant possession, a well maintained three bedroom semi detached house ideally located near to Long Eaton town centre. The house benefits from a good size driveway, detached garage, good size rooms, double glazing and gas central heating. The property is in a very liveable condition but would further benefit refurbishment in areas.

It is only a few minutes away from Long Eaton town centre where there are Asda, Tesco, Lidl and Aldi stores, as well as many other retail outlets, there are schools for all ages within walking distance of the property, healthcare and sports facilities which include the West Park Leisure Centre and adjoining playing fields, walks at nearby Trent Lock and open countryside and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus that takes you to Caste Donington and the 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.

KITCHEN: 8' 9" x 8' 11" (2.69m x 2.73 m) Double glazed uPVC window to the rear and door to side entrance. Fitted kitchen with integrated appliances including fridge, electric oven and hob, Bosch dishwasher, 1½ sink and drainer with tap, radiator and vinyl flooring. Fitted under and over counter units with tiled splash backs.



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LIVING ROOM: 10' 10" x 14' 7" (3.31m x 4.47m) Dual Aspect double glazed uPVC windows to the rear and front, carpet, radiator and fireplace.

DINING AREA: 7' 10" x 8' 11" (2.40m x 2.73m) Dual aspect double glazed uPVC window to the rear, laminate flooring and radiator.

BEDROOM ONE: 10' 1" x 12' 1" (3.09m x 3.70m) Double glazed uPVC window to the rear, fitted wardrobes, carpet and radiator.

BEDROOM TWO: 10' 11" x 8' 11" (3.35m x 2.72m) Double glazed uPVC window to the front, fitted wardrobes, carpet and radiator.

BEDROOM THREE: 6' 7" x 6' 10" (2.03m x 2.10m) Double glazed uPVC window to the front, carpet and radiator.

SHOWER ROOM: 5' 6" x 6' 6" (1.69m x 1.99m) Double glazed uPVC window to the rear, under floor heating and fitted suite with shower and cubicle, sink and toilet with surround cupboards, towel rail and tiled walls.

OUTSIDE: To the front of the property is gated access onto the good size driveway and very low maintenance front garden, leading down the side to the freestanding detached garage, rear garden and side entrance. The good size rear garden is mainly lawn but also has a patio seating area.

GARAGE: 20' 1" x 8' 10" (6.13m x 2.70m) Freestanding garage with electrics.

TENURE: Freehold.

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

