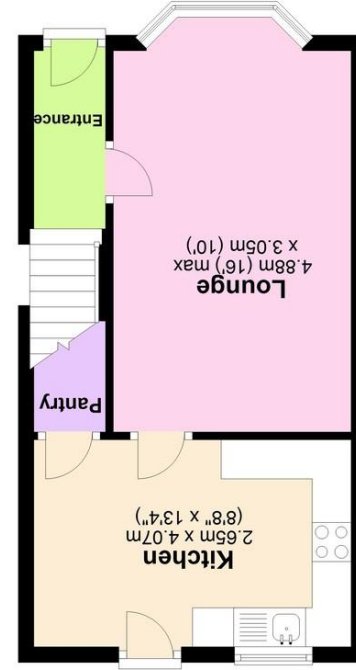


First Floor



Ground Floor

ESTATE AGENTS, VALUERS AND AUCTIONEERS  
WALLACE · JONES



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34 Shilling Way, Long Eaton, NOTTINGHAM, NG10 3QN

Asking Price Of £245,000



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

Chain free, three bedroom semi detached house with garage and driveway, ideally located in the desirable area of Long Eaton on the Pennyfields estate.



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### Property Description

For sale with no upwards chain and soon to be vacant possession, a three bedroom semi detached house ideally located on the desirable Pennyfields estate of Long Eaton. Situated on a quiet cul de sac the property benefits from off street parking, single driveway, gas central heating and double glazing. It is in good condition throughout and would make a perfect first time home.

The property is within easy reach of excellent local schools which include the Wilsthorpe Academy and Trent College, there are healthcare and sports facilities including the West Park Leisure Centre and adjoining playing fields. The centre of Long Eaton is a short drive away where there are Asda, Tesco, Lidl and Aldi stores as well as many other retail outlets. There are walks in the nearby open countryside and the excellent transport links include J25 of the M1, East Midlands 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.



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**LIVING ROOM:** 16' 0" x 10' 0" (4.88m x 3.05m) Double glazed uPVC bay window to the front, carpet, radiator and fireplace.

**KITCHEN/DINER:** 8' 8" x 13' 4" (2.65m x 4.07m) Double glazed uPVC window and door to the rear, under and over counter storage units, sink with tap and drainer, space for washing machine, space for fridge/freezer, electric oven and hob, tiled flooring, radiator, space for dining table, understairs storage.

**BEDROOM ONE:** 9' 3" x 13' 9" (2.82m x 4.20m) Double glazed uPVC window to the rear, carpet and radiator.

**BEDROOM TWO:** 10' 1" x 6' 3" (3.09m x 1.93m) Double glazed uPVC window to the front, carpet and radiator.

**BEDROOM THREE:** 7' 0" x 7' 1" (2.14m x 2.18m) Double glazed uPVC window to the front, carpet and radiator.

**BATHROOM:** 5' 6" x 6' 10" (1.69m x 2.10m) Double glazed uPVC window to the side, fitted suite including panelled bath with shower over, WC, basin and towel rail.

**OUTSIDE:** To the front of the property is off street parking for two cars and access to the single garage. The rear enclosed garden has been well maintained and offers a patio area along with lawn and some established trees. Access to the rear of the garage and the property.

**TENURE:** Freehold.

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

