



Millfield Road  
Ilkeston, Derbyshire DE7 5DJ

A THREE BEDROOM END TERRACED  
HOUSE OFFERED FOR SALE WITH NO  
UPWARD CHAIN.

**Offers Over £130,000 Freehold**



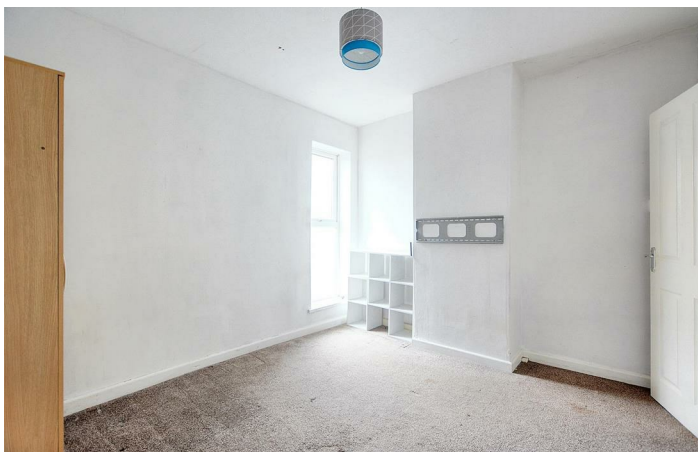
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS PERIOD THREE BEDROOM SPACIOUS END TERRACED HOUSE.

With accommodation over two floors, the ground floor comprises spacious front lounge/diner and kitchen to the rear. The spacious galleried first floor landing then provides access to three bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing and enclosed courtyard style garden to the rear.

The property is located within walking distance of the shops and services within Ilkeston centre. There is also easy access to nearby transport links including that of Ilkeston train station, healthcare needs and schooling for a variety of ages.

We believe that the property would make an ideal first time buy or young family home. We highly recommend an internal viewing.



## LOUNGE/DINER

22'6" x 16'0" (6.88 x 4.90)

Two double glazed windows to the front, freshly laid laminate flooring, radiator, uPVC panel and double glazed front entrance door, staircase rising to the first floor, partial panelling to the walls.

## KITCHEN

14'5" x 11'6" (4.41 x 3.52)

Equipped with a matching range of fitted base storage cupboards with granite effect roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashbacks. Plumbing and under-counter space for kitchen appliances such as washing machine and fridge/freezer, double glazed window to the side (with fitted blinds), uPVC panel and double glazed exit door to the outside, wall mounted gas fired central heating combination boiler, tiled flooring, extractor fan. Door to useful understairs storage cupboard.

## FIRST FLOOR LANDING

Decorative open spindle balustrade, radiator. Doors to all bedrooms.

## BEDROOM ONE

10'11" x 10'9" (3.34 x 3.29)

Double glazed windows to the front and side (the side making the most of the views over the neighbouring church) radiator.

## BEDROOM TWO

11'4" x 10'0" (3.46 x 3.05)

Double glazed window to the front, radiator.

## BEDROOM THREE

9'10" x 7'2" (3.00 x 2.19)

Double glazed window to the side (overlooking the churchyard), radiator.

## BATHROOM

11'3" x 7'2" (3.43 x 2.19)

Three piece suite comprising bath, push flush WC, wash hand basin with mixer tap and tiled splashbacks. Partial wall tiling, double glazed window to the rear, radiator, extractor fan.

## OUTSIDE

The front of the property faces the road side and is accessed from the pavement edge. The rear garden is split into two sections with the initial part of the garden being enclosed by a brick wall to the boundary line, a courtyard style garden easier for maintenance, with rear gated access leading onto the second part of the garden which offers a gravel patio area and rear lawn being enclosed by timber fencing and brickwork walls to the boundary line. There is the potential to create off-street parking (subject to the relevant approvals and permissions). There is also a large garden area behind the yard style garden.

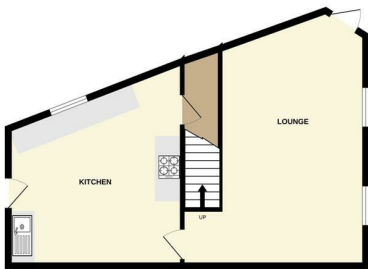
## DIRECTIONAL NOTE

From the main Ilkeston roundabout, proceed down Park Road and follow the bend in the road to the right just after the entrance to the churchyard. Follow this road onto Millfield Road. The property can be found immediately on the right hand side, identified by our For Sale board. Ref: 8451nh

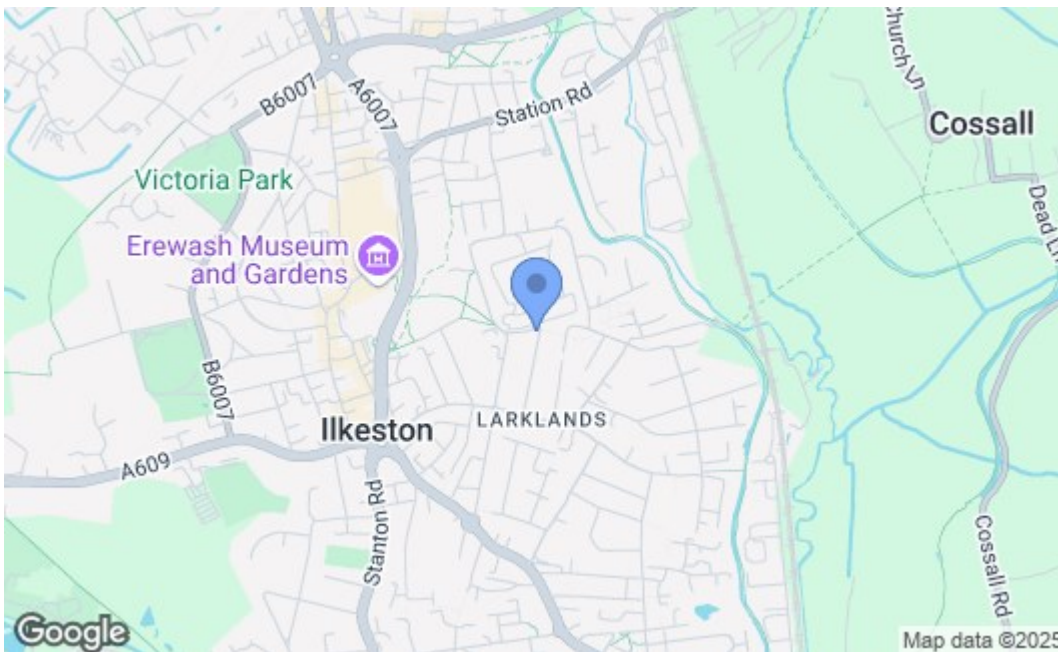




GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 87        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 48                      |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.