



Hexham Avenue  
Ilkeston, Derbyshire DE7 4BB

**£185,000 Freehold**

A THREE BEDROOM SEMI DETACHED  
HOUSE.





Tucked away in a small hammerhead cul de sac off Kingston Avenue can be found this traditional three bedroom semi detached house.

Features of this property include off-street parking for two vehicles, exceptionally long rear garden, double glazed windows and gas fired central heating served from a combination boiler (installed approximately 6 years ago).

The property also benefits from a large uPVC double glazed conservatory and an open plan dining kitchen.

Tucked away at the end of a no-through road off Kingston Avenue, conveniently placed on the outskirts of Ilkeston, within easy reach of local schools and a short drive to Ilkeston town centre where there is a wide variety of shops and amenities and the town also boasts a Morrisons and Tesco, as well as a train station.

The property would make an ideal first time buy. Internal viewing is recommended.



## ENTRANCE HALL

Double glazed front entrance door, radiator, stairs to the first floor.

## LOUNGE

13'2" x 12'11" (4.02 x 3.95)

Radiator, double glazed bay window to the front.

## DINING KITCHEN

16'6" x 10'2" (5.04 x 3.11)

Range of fitted wall, base and drawer units with rolled edge work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine and dishwasher. Cupboard housing gas combination boiler (for central heating and hot water) - installed approximately 6 years ago. Double glazed windows and door leading to the conservatory.

## CONSERVATORY

20'11" x 11'2" (6.40 x 3.42)

uPVC double glazed construction on a brick dwarf wall with French doors opening to the rear garden.

## FIRST FLOOR LANDING

Double glazed window, hatch and ladder to mostly boarded loft.

## BEDROOM ONE

11'3" x 9'8" (3.45 x 2.97)

Radiator, double glazed window to the front.

## BEDROOM TWO

10'2" x 8'11" (3.11 x 2.72)

Radiator, double glazed window to the rear.

## BEDROOM THREE

7'4" x 6'11" (2.26 x 2.11)

Radiator, double glazed window to the rear.

## BATHROOM

Incorporating a three piece suite comprising wash hand basin, low flush WC, bath with thermostatically controlled shower over. Partially tiled walls, heated towel rail, double glazed window.

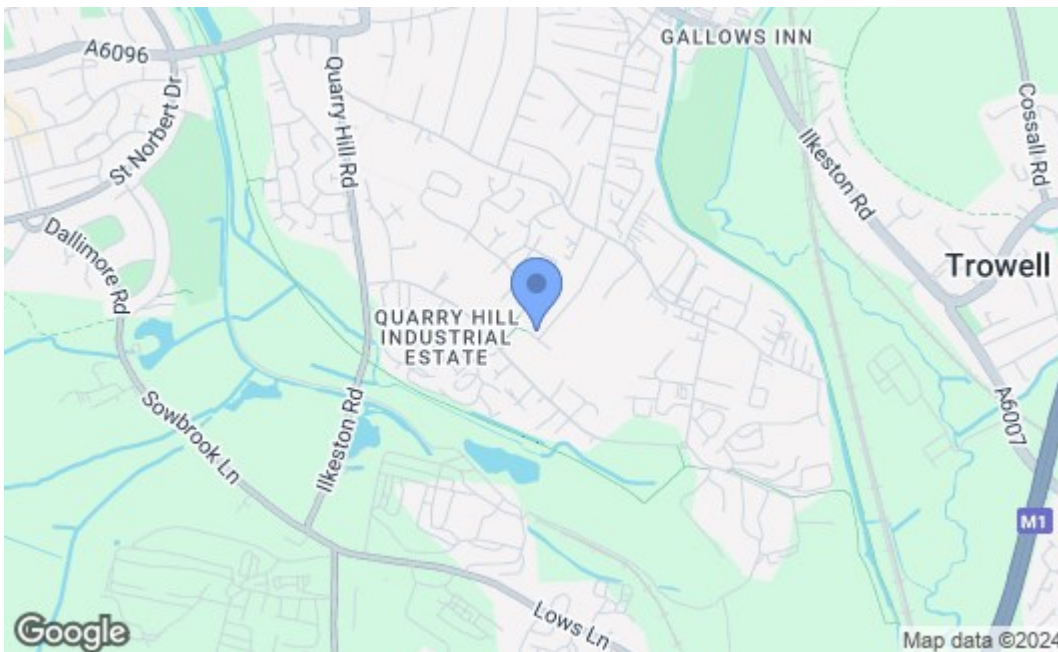
## OUTSIDE

There is an open plan forecourt providing off-street parking for two vehicles, gated pedestrian access at the side leading to the rear garden. The rear garden is of a generous size with patio, expansive lawn and a gravel seating area at the foot of the garden.





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		66	
(55-68) D			
(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.