

Lord Haddon Road  
Ilkeston, Derbyshire DE7 8AU

**£175,000 Freehold**

A THREE BEDROOM SEMI DETACHED  
HOUSE.





A traditional three bedroom semi detached house.

This surprisingly spacious property comes to the market in a ready to move into condition with features including gas fired central heating served from a combination boiler and double glazed windows. There is a spacious through-lounge/diner.

Situated in an attractive and popular tree-lined street, a stone's throw from the busy market town of Ilkeston. There is a wide variety of shops and facilities which cater for all needs. Local schools and colleges are also within walking distance, as well as a regular bus service to nearby areas and the cities of Derby and Nottingham.

This property comes to the market with NO UPWARD CHAIN and is ideal for first time buyers and young families, as well as long term property investors.

Internal viewing is recommended.



## ENTRANCE HALL

Entrance door, stairs to the first floor, door to through-lounge/diner.

## THROUGH-LOUNGE/DINER

29'2" x 11'1" (8.9 x 3.40)

Radiator, double glazed windows to the front and rear, door to kitchen.

## KITCHEN

13'5" x 8'5" (4.1 x 2.58)

Incorporating a range of fitted wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, gas hob, plumbing for washing machine, wall mounted gas combination boiler (for central heating and hot water). Double glazed window and door to the rear.

## FIRST FLOOR LANDING

Giving access to three bedrooms and bathroom.

## BEDROOM ONE

14'3" x 11'10" (4.36 x 3.61)

Radiator, double glazed window to the front.

## BEDROOM TWO

12'0" x 8'2" (3.68 x 2.51)

Radiator, double glazed window to the rear.

## BEDROOM THREE

8'4" x 7'10" (2.55 x 2.41)

Radiator, double glazed window to the rear.

## BATHROOM

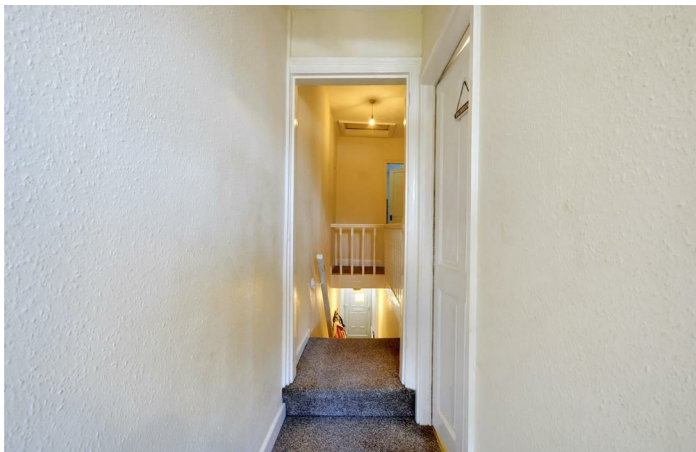
Incorporating a three piece suite comprising wash hand basin, low flush WC, bath with shower over, radiator, double glazed window.

## OUTSIDE

The property is set back from the road with a walled-in front garden with pedestrian access to the front door. The rear garden is enclosed with a yard/patio area and section of garden laid to lawn. Access at the foot of the plot to a footpath which leads to the front.

## COUNCIL TAX

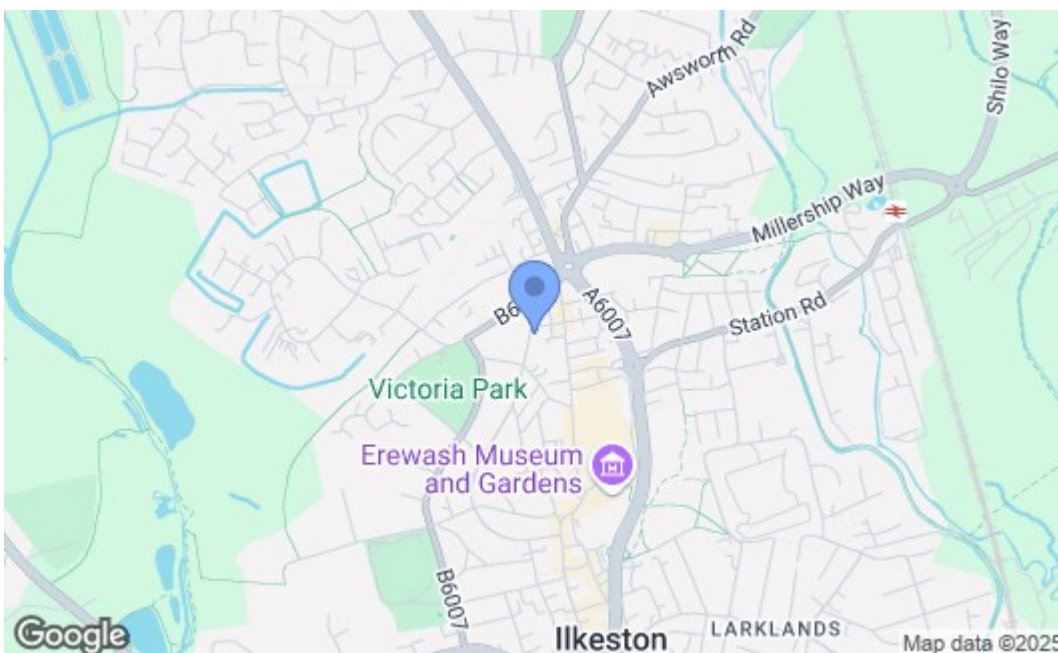
Erewash Borough Council Band A.





GROUND FLOOR 1ST FLOOR

Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		58	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
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.