



Tennyson Street
Ilkeston, Derbyshire DE7 8JY

£160,000 Freehold

A MODERN TWO BEDROOM SEMI
DETACHED HOUSE.



Tucked away in this small cul de sac, this property forms a pair of semi detached houses constructed in 2016 and benefits from off-street parking for two vehicles in tandem and a particularly good size rear garden.

This energy efficient home benefits from gas fired central heating served from a combination boiler, double glazed windows and has a surprisingly spacious feel with a generous living room and open plan modern fitted dining kitchen.

Further features of this property include a useful cloaks/WC to the ground floor and the principal bedrooms has the benefit of an en-suite shower room and Juliet balcony enjoying views over the surrounding area.

Situated in this established residential suburb within easy reach of local amenities, including schools, regular bus service and within easy reach of the market town centre of Ilkeston.

This property is offered for sale with NO CHAIN and is ideally suited to first time buyers.

An internal viewing is recommended.



ENTRANCE HALL

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

LOUNGE

13'2" x 11'6" (4.02 x 3.51)

Radiator, double glazed bay window to the front.

CLOAKS/WC

Incorporating a two piece suite comprising wash hand basin and low flush WC. Radiator, double glazed window.

DINING KITCHEN

12'4" x 11'5" (3.77 x 3.5)

Incorporating a range of fitted wall, base and drawer units with contrasting work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Integrated fridge/freezer and washing machine, cupboard housing gas combination boiler (for central heating and hot water).

FIRST FLOOR LANDING

Radiator, doors to bedrooms and bathroom.

BEDROOM ONE

11'5" x 10'1" (3.50 x 3.09)

Radiator, door to en-suite, double glazed tilt and turn French doors to Juliet balcony.

EN-SUITE

Incorporating a three piece suite comprising wash hand basin, low flush WC and shower cubicle. Double glazed window.

BEDROOM TWO

11'5" x 10'0" (3.50 x 3.07)

Radiator, double glazed window to the rear.

BATHROOM

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

OUTSIDE

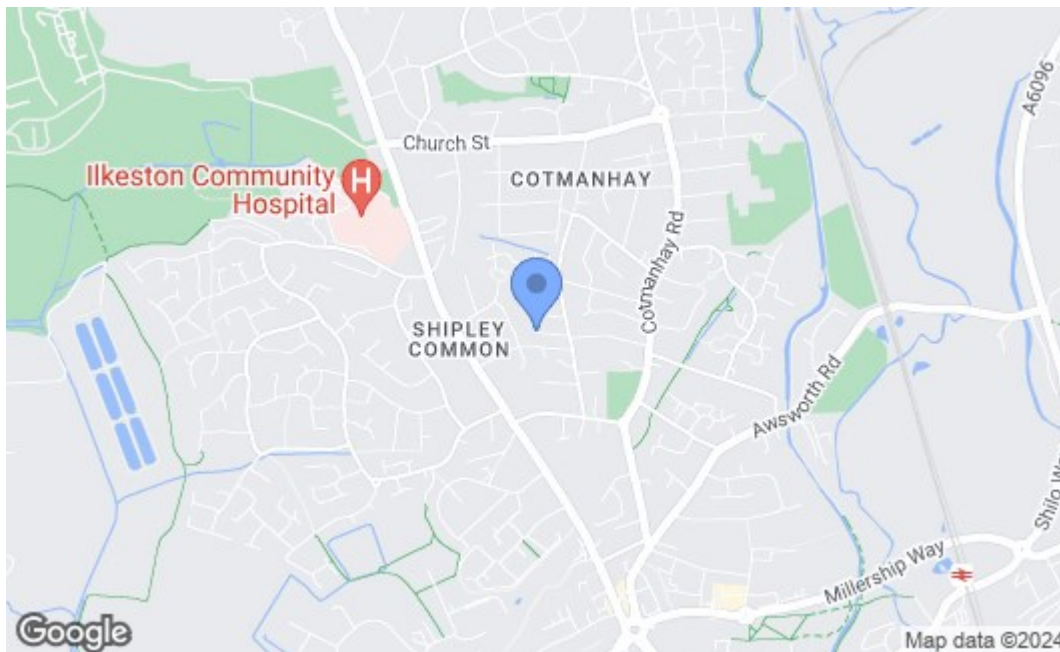
To the front, the property benefits from a block paved driveway providing off-street parking for two vehicles in

tandem, small open plan front garden. A gated access to the side of the property where the front door can be found and the main gardens. These are laid to lawn with patio area.

COUNCIL TAX

Erewash Borough Council Band B.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.