



Awsorth Road  
Ilkeston, Derbyshire DE7 8JF

**£155,000 Freehold**

A TWO BEDROOM (PLUS ATTIC SPACE)  
END TERRACED HOUSE WITH SHARED  
DRIVEWAY & GARAGE.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED TWO BEDROOM (PLUS ATTIC SPACE) END TERRACED HOUSE SITUATED IIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises a front living room, inner lobby, sitting room and kitchen. The first floor landing then provides access to two bedrooms and a four piece bathroom suite and a further staircase rises to the top floor attic space.

The property also benefits from replacement kitchen, bathroom and double glazing (all within 10 years), gas fired central heating from condensing boiler, shared driveway with the neighbouring property leading to its own detached garage with power.

The property is situated within close proximity of the shops, services, schooling and amenities in the town centre. There is also easy access to good transport links to and from the surrounding area, as well as vast open countryside access.

We believe the property will make an ideal first time buy or young family home and we highly recommend an internal viewing.



## LIVING ROOM

12'0" x 11'10" (3.68 x 3.62)

Feature composite and double glazed front entrance door, double glazed window to the front, radiator, meter cupboard box, media points, dado rail, matching to the sitting room laminate flooring, central chimney breast incorporating decorative fire with tiled inserts.

## INNER LOBBY

Useful understairs storage space and access to both reception rooms.

## SITTING ROOM

12'2" x 11'7" (3.71 x 3.55)

Double glazed window to the rear (with fitted Roman blind), radiator, central chimney breast with exposed brickwork incorporating an inset multi fuel burning stove. Laminate flooring, door with turning staircase rising to the first floor. Door to kitchen.

## KITCHEN

12'7" x 6'5" (3.85 x 1.98)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards and drawers with marble effect square edge work surfacing incorporating one and a half bowl sink unit and draining board with central swan-neck mixer tap. Fitted four ring gas hob with curved extractor fan over, fitted eye level double oven/combo grill, plumbing for washing machine, space for fridge/freezer, spotlights, two double glazed windows to the side (both with fitted matching roller blinds), radiator, tiled floor, uPVC panel and double glazed door providing access to the garden space.

## FIRST FLOOR LANDING

12'0" x 11'3" (3.68 x 3.43)

Doors to both bedrooms and bathroom. Door with access to the inner landing, radiator, turning staircase rising to the top attic floor.

## BEDROOM ONE

12'0" x 11'3" (3.68 x 3.43)

Double glazed window to the front, radiator, decorative fireplace with tiled inserts.

## BEDROOM TWO

9'2" x 8'10" (2.80 x 2.70)

Double glazed window to the rear overlooking the rear garden, radiator.

## BATHROOM

12'6" x 6'0" (3.82 x 1.83)

Four piece suite comprising freestanding roll top bath with claw feet, central mixer tap, handheld shower attachment, low flush WC, wash hand basin with decorative tiled splashbacks, separate tiled and enclosed shower cubicle with Triton electric shower. Double glazed window to the rear (with fitted roller blind), wall mounted mirror fronted bathroom cabinet, radiator, extractor fan, airing cupboard with shelving.

## INNER LANDING

Turning staircase rising to the attic space.

## ATTIC SPACE

13'9" x 11'3" (4.21 x 3.43)

Velux roof window to the rear, panelled vaulted style ceiling, power, lighting, eaves storage space.

## OUTSIDE

To the front of the property there is gated access to the shared driveway which leads down the left hand side of the property with decorative block paved edges and decorative coloured chippings. This then opens out into the rear garden providing a parking area adjacent to the garage.

## TO THE REAR

The rear garden is of a good overall proportion front to back, being split into various sections within an initial paved patio seating area leading onto the decorative stone chipped driveway space shared with the neighbouring property accessed from the driveway to the side. This, in turn, provides access to the garage and beyond to the rear part of the garden which offers a continuation of the matching paving, a raised decked entertaining area situated to the rear of the garage which also houses a timber storage shed. There is a further space to the foot of the plot where another storage shed can be found and planted rockery borders housing a variety of bushes and shrubbery. Within the garden there are multiple outside power points, outside water tap and lighting points.

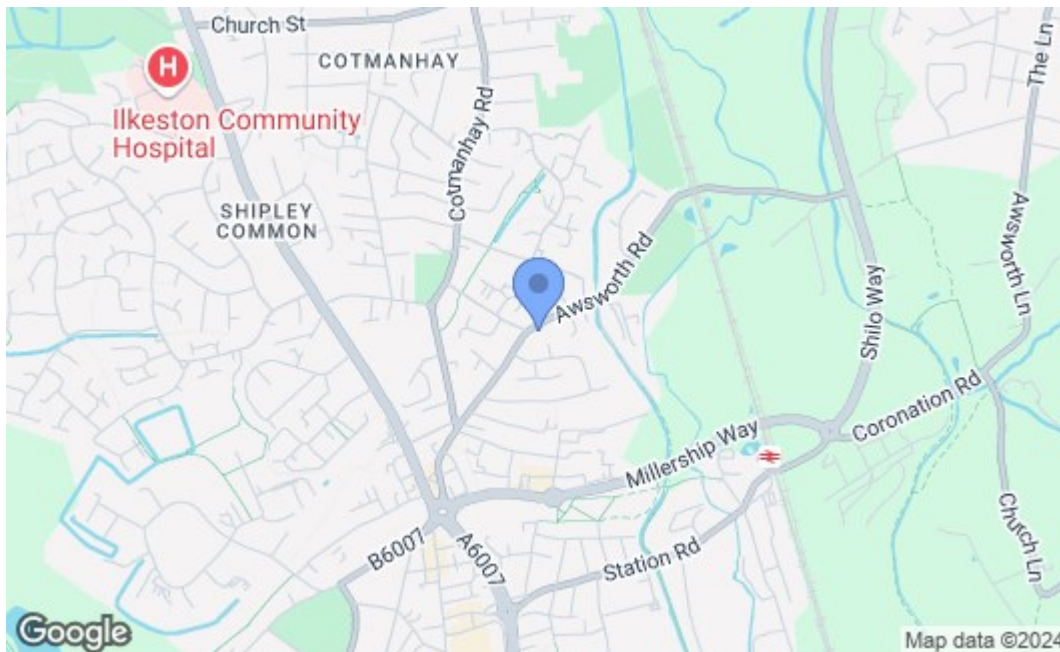
## DETACHED GARAGE

Up and over door to the front, power.

## DIRECTIONAL NOTE

Upon leaving the Ilkeston roundabout adjacent to Aldi and Tesco, continue over onto Granby Street which, in turn, becomes Awsworth Road. The property can then be found on the right hand side, identified by our For Sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(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>		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.