



Mason Road  
Ilkeston, Derbyshire DE7 9LP

A THREE BEDROOM END TOWN HOUSE.

**£230,000 Freehold**





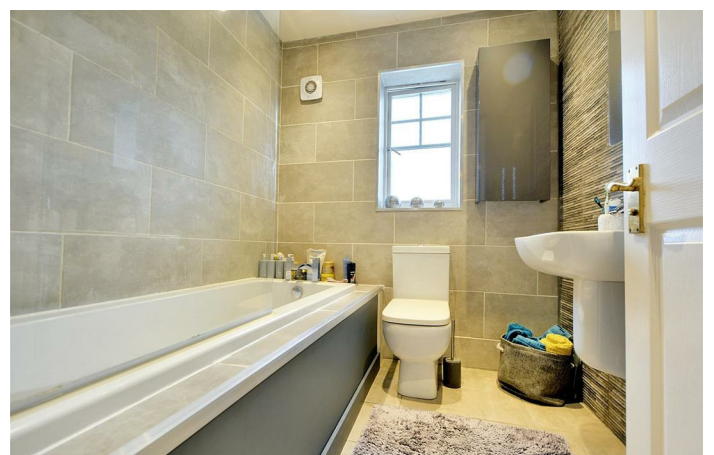
Tucked away from the hustle and bustle of everyday life in a private courtyard development within the popular Shipley View estate can be found this surprisingly spacious three bedroom end town house.

This family sized property comes to the market in a ready to move into condition and has features including gas fired central heating served from a combination boiler, double glazed windows, two reception rooms and a good sized conservatory enjoying aspects over the rear garden.

This property boasts parking for up to three vehicles, as well as an attached brick built garage and enjoys a fantastic location across the road from a wooded copse with a footpath leading to Shipley Country Park and the Nutbrook Trail, great for those who enjoy the outdoors, dog walking, etc.

Far from being isolated, the property offers easy access to local schools for all ages, there is a useful parade of shops within the development and the town centre of Ilkeston is no more than a mile away.

This property is ideal for first time buyers and young families. An internal viewing comes highly recommended.



## ENTRANCE HALL

Front entrance door, radiator, stairs to the first floor, door to lounge.

## LOUNGE

15'4" x 12'7" (4.68 x 3.85)

Radiator, double glazed window to the front, door to dining room.

## DINING ROOM

9'0" x 8'1" (2.76 x 2.47)

Radiator, door to kitchen, double glazed French doors leading to the conservatory.

## KITCHEN

8'11" x 7'3" (2.73 x 2.23)

Incorporating a range of fitted wall, base and drawer units with rolled edge work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Cupboard housing gas combination boiler (for central heating and hot water). Plumbing and space for washing machine. Double glazed window to the conservatory.

## CONSERVATORY

14'3" x 8'10" (4.36 x 2.70)

Spacious garden room, double glazed and has French doors opening to the rear garden.

## FIRST FLOOR LANDING

Double glazed window, loft hatch, doors to bedrooms and bathroom.

## BEDROOM ONE

12'5" x 9'1" (3.80 x 2.77)

Radiator, double glazed window to the front.

## BEDROOM TWO

10'1" x 6'9" plus door recess (3.09 x 2.07 plus door recess)

Radiator, double glazed window to the front.

## BEDROOM THREE

8'7" x 6'9" (2.63 x 2.08)

Overstairs store cupboard, radiator, double glazed window to the front.

## FAMILY BATHROOM

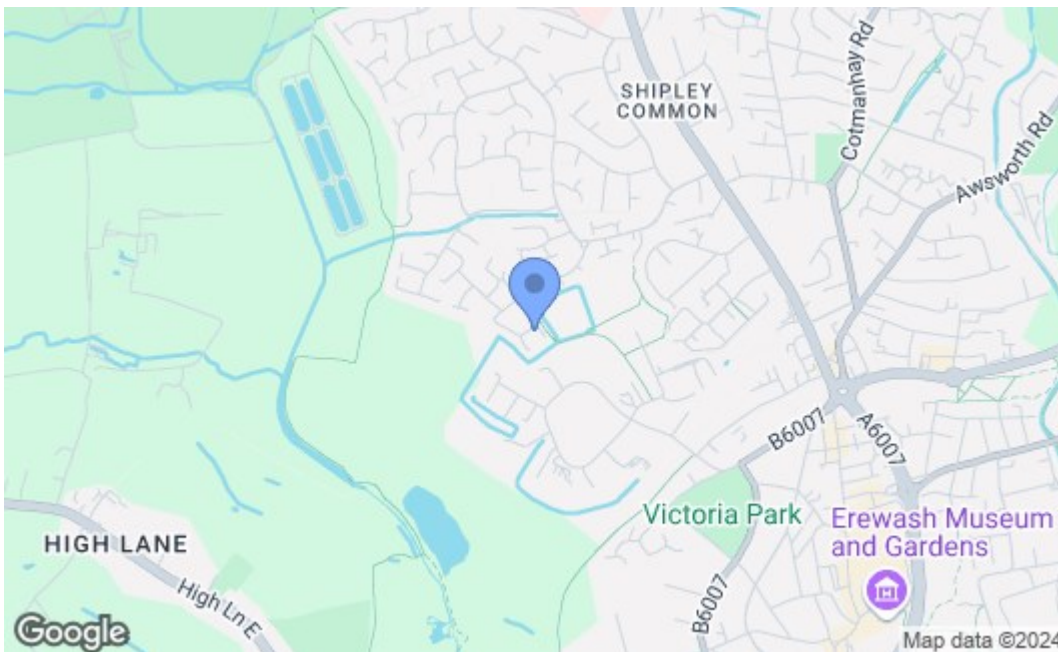
Incorporating a three piece suite comprising pedestal wash hand basin, low flush WC, bath with thermostatically controlled shower over. Radiator, double glazed window.

## OUTSIDE

The property is situated in the corner of a small private courtyard development. The property has designated car parking and off-street parking leading to an attached brick built single garage. There is a small open plan front garden. The garden to the rear is enclosed with decked area and lawn.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(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.