



Mason Road  
Shipleigh View, Ilkeston DE7 9JP

A MODERN THREE BEDROOM END  
TOWN HOUSE.

**£225,000 Freehold**



A modern three bedroom end town house offered for sale in a ready to move into condition.

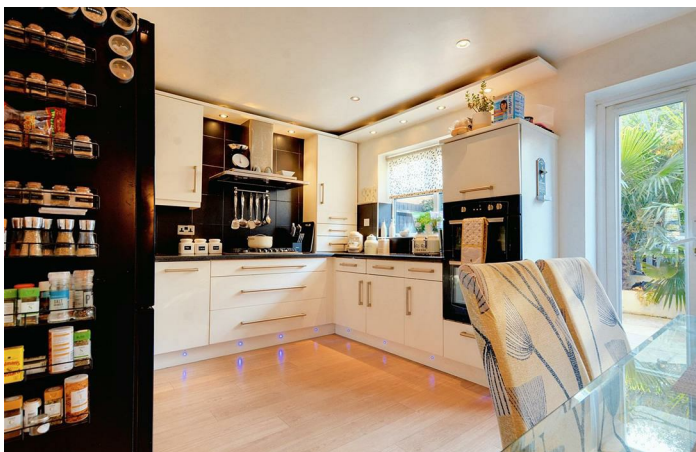
This property is situated in the popular Shipley View residential development, named as such as this suburb nestles against the edge of Shipley Country Park which offers over 700 acres of open space with many footpath and cycle routes, including access to the Nutbrook Trail. Far from being isolated, the area is close to good schools for all ages and the market town of Ilkeston.

The property benefits from gas fired central heating served from a combination boiler and double glazing, along with a ground floor cloakroom/WC and an open plan dining kitchen.

The driveway provides off-street parking for two to three vehicles in tandem and the property enjoys a private rear garden with patio and an enclosed section of garden laid to lawn which backs onto a wooded area.

This property is ideal for first time buyers and young families and is offered for sale with NO UPWARD CHAIN.

An internal viewing is recommended.



### ENTRANCE HALLWAY

Double glazed front entrance door, stairs to the first floor, door to cloaks/WC and living room.

### CLOAKS/WC

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

### LIVING ROOM

14'7" x 12'6" (4.46 x 3.82)

Electric log burner effect fire and surround, radiator, double glazed window to the front, double doors to dining kitchen.

### DINING KITCHEN

15'8" x 10'6" (4.78 x 3.22)

Incorporating a modern range of fitted wall, base and drawer units with contrasting worktops and inset one and a half bowl sink unit with single drainer. Built-in electric oven, gas five ring hob with extractor hood over. Plumbing and space for washing machine, cupboard housing gas boiler. Dining area with table and chair space, radiator, double glazed window to the rear, double glazed French doors to the rear garden.

### FIRST FLOOR LANDING

Built-in airing cupboard with hot water cylinder, hatch to partially boarded loft, double glazed window.

### BEDROOM ONE

10'7" x 9'1" (3.25 x 2.78)

Fitted wardrobes, radiator, double glazed window to the rear.

### BEDROOM TWO

11'11" x 8'1" (3.65 x 2.48)

Radiator, double glazed window to the front.

### BEDROOM THREE

7'6" x 7'2" (2.3 x 2.20)

Radiator, overstairs store cupboard, double glazed window to the front.

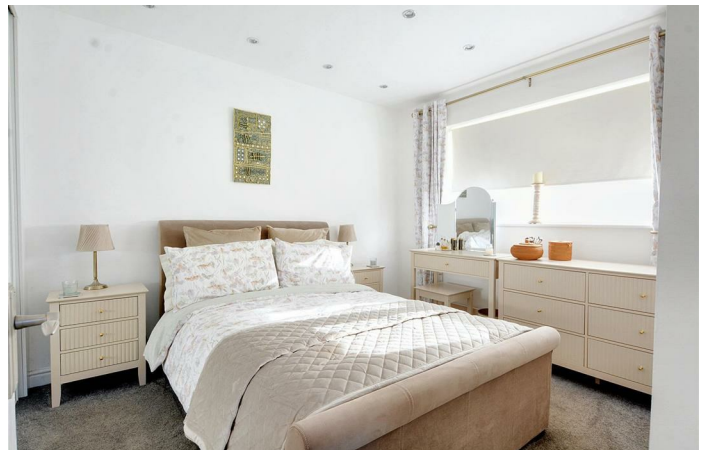
### BATHROOM

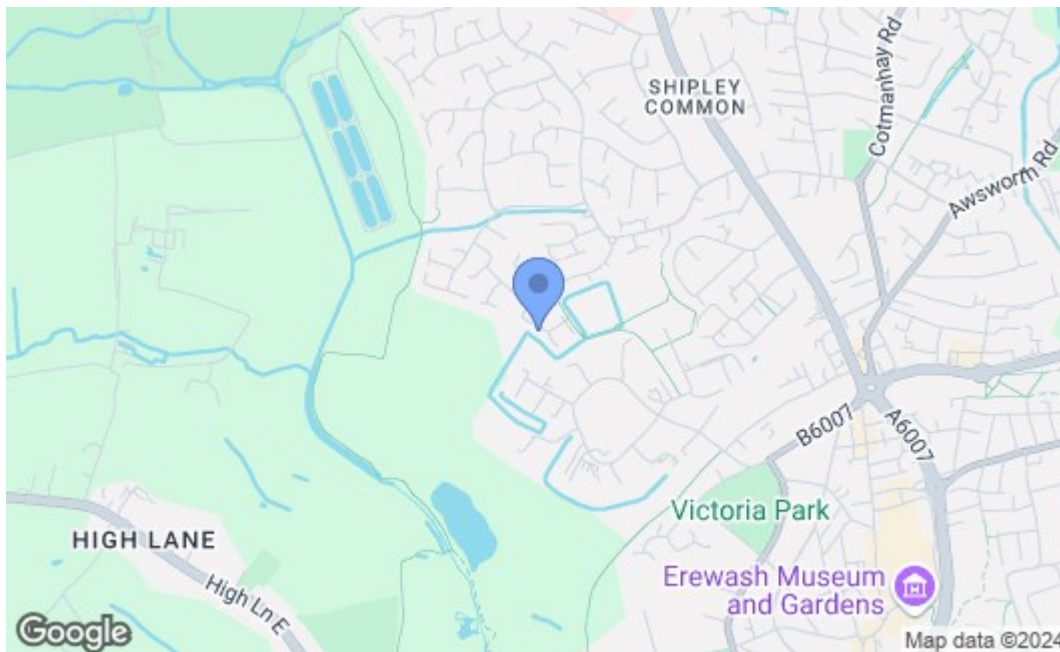
Modern three piece suite comprising wash basin in a vanity unit, low flush WC, "L" shaped shower bath with shower

and screen over. Partially tiled walls, heated towel rail, double glazed window.

### OUTSIDE

The property is set back from the road with hedged-in front garden with gravel and block paving for ease of maintenance. The driveway provides off-street parking for two to three vehicles in tandem, there is gated pedestrian access at the side of the house. Garden shed. The rear garden is landscaped and comprises a paved and decked patio area with attractive raised borders with evergreen shrubs, steps leading to a picket fence and gate opening to a lawned area flanked with evergreen shrubs.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(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.