



**Greenhalgh Crescent**  
**Ilkeston, Derbyshire DE7 8GW**

**£250,000 Freehold**

A THREE STOREY, FOUR BEDROOM END TOWN HOUSE. NO UPWARD CHAIN.





An imposing three storey, four bedroom end town house.

This modern property offers spacious and adaptable accommodation, great for the growing needs of families, as well as those looking to work from home and require study/office space.

The accommodation can only be appreciated once viewed internally, comprising entrance hall, cloaks/WC, generous living room and an open plan dining kitchen to the ground floor. To the first floor, the landing provides access to the master bedroom with an en-suite shower room and also bedroom four. To the second floor, the accommodation comprises two double bedrooms, one currently used as a second sitting room and there is also a family bathroom on this level.

Situated on a corner position, the property enjoys off-street parking to the front, as well as additional off-street parking and a single brick built garage in an adjacent courtyard. The rear garden has been attractively landscaped with ease of maintenance in mind with patio and artificial lawn.

The property is located in this popular, now established residential development, conveniently situated close to the market town centre of Ilkeston where Tesco and Morrisons can be found, as well as a train station close by. Within walking distance there are local schools, regular bus service and for those who enjoy the outdoors, Shipley Country Park is also within easy reach.

Offered for sale with a completed upward chain - an internal viewing is highly recommended.



### ENTRANCE HALL

Composite double glazed front entrance door, stairs to the first floor with understairs store cupboard.

### CLOAKS/WC

Housing a two piece suite comprising wash hand basin and low flush WC. Radiator.

### LIVING ROOM

15'0" reducing to 12'5" x 13'5" (4.59 reducing to 3.79 x 4.10)

Radiator, double glazed bay window to the front elevation, as well as double glazed window and French doors opening to the garden.

### DINING KITCHEN

12'9" reducing to 6'3" x 8'7" increasing to 13'4" (3.91 reducing to 1.93 x 2.64 increasing to 4.07)

Range of modern fitted wall, base and drawer units with work surfacing and inset one and a half bowl sink unit with single drainer, built-in electric oven, gas hob with extractor hood over. Plumbing for washing machine and dishwasher. Cupboard housing gas boiler (for central heating and hot water). Double glazed square bay window and further double glazed window.

### FIRST FLOOR LANDING

Fitted cupboard, radiator, double glazed window, dog-leg staircase leading to the second floor.

### BEDROOM ONE

15'5" x 11'7" (4.7 x 3.54)

Fitted wardrobes, radiator, two double glazed windows.

### EN-SUITE

Incorporating a three piece suite comprising wash hand basin, low flush WC and shower cubicle with electric shower. Radiator, double glazed window.

### BEDROOM FOUR

11'1" x 6'2" (3.38 x 1.90)

Radiator, two double glazed windows.

### SECOND FLOOR LANDING

Fitted cupboard. Doors to bedrooms two and three, and bathroom.

### BEDROOM TWO

12'11" x 8'6" increasing to 11'5" (3.94 x 2.6 increasing to 3.49)

Currently used as a second sitting room. Radiator, double glazed window.

### BEDROOM THREE

14'3" x 9'5" (4.35 x 2.89)

Fitted cupboard, radiator, double glazed window.

### BATHROOM

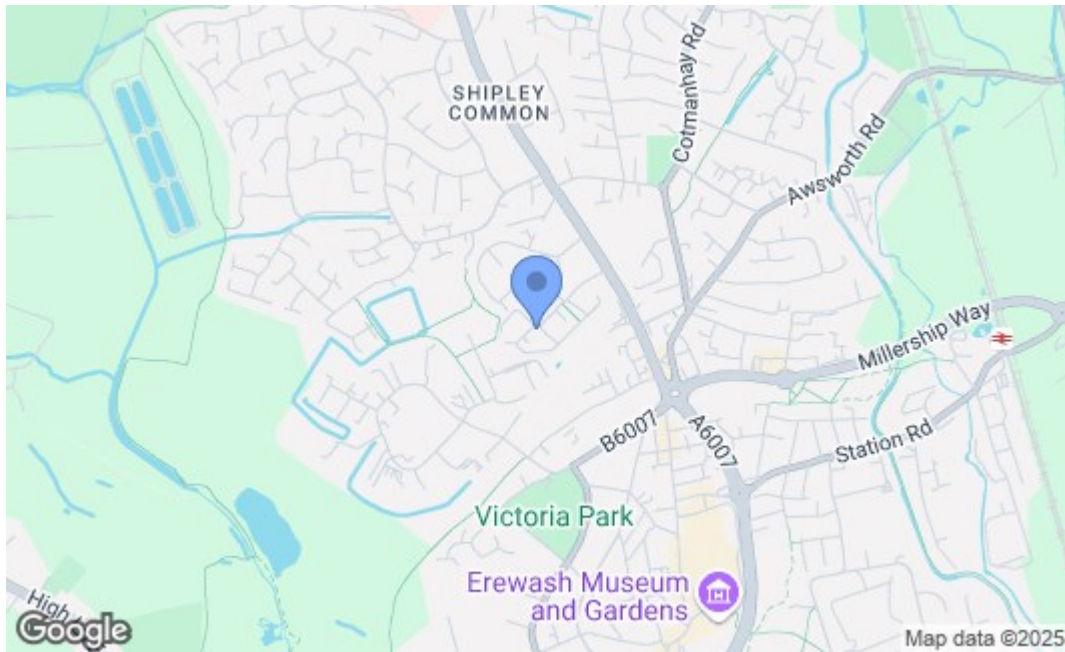
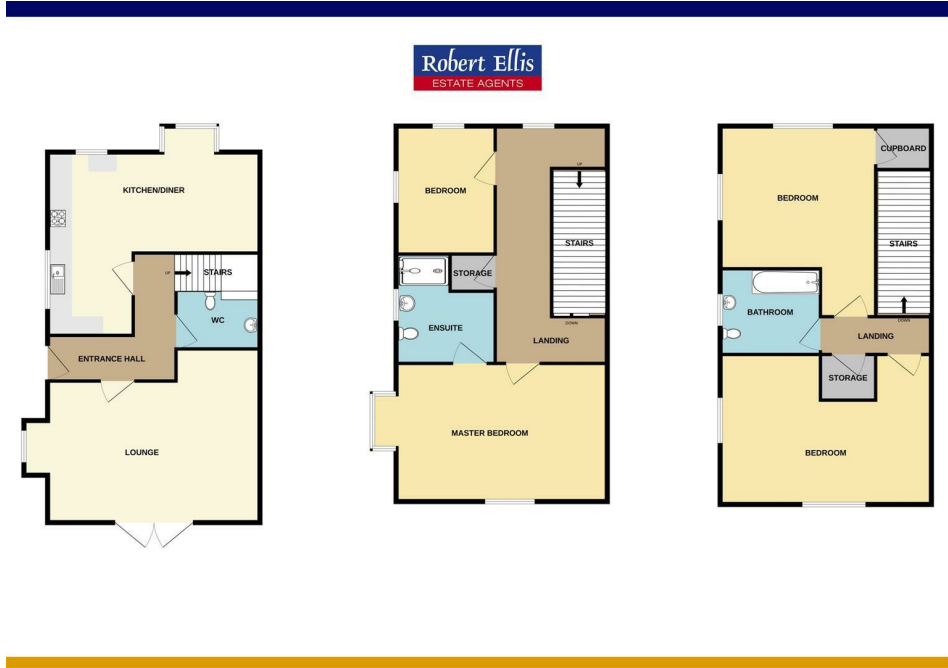
Incorporating a three piece suite comprising wash hand basin, low flush WC and bath with thermostatically controlled shower over. Radiator, double glazed window.

### OUTSIDE

The property is situated on a corner plot with open plan front garden with lawn to one side, off-street parking bay to the front. The rear garden is enclosed by fencing and attractively landscaped with patio, artificial lawn and raised beds. In an adjacent courtyard can be found the single brick built garage which is in a block with parking to the front.







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