

Milton Road  
Ilkeston, Derbyshire DE7 8NU

A LATE VICTORIAN THREE BEDROOM SEMI  
DETACHED HOUSE.

**Guide Price £160,000 to £165,000**  
**Freehold**

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An instantly attractive late Victorian three bedroom semi detached house.

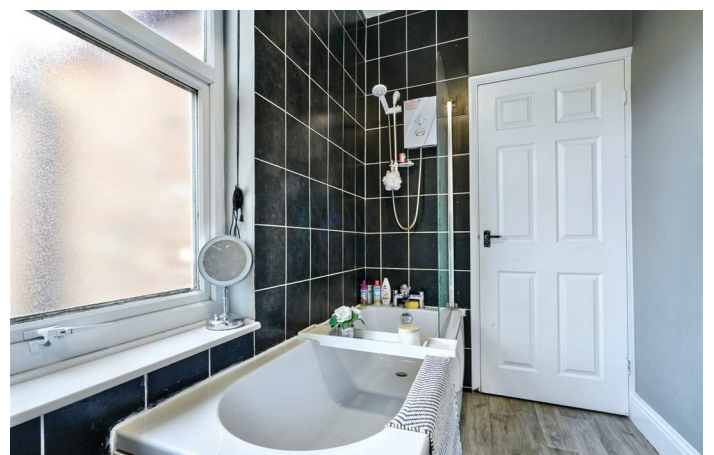
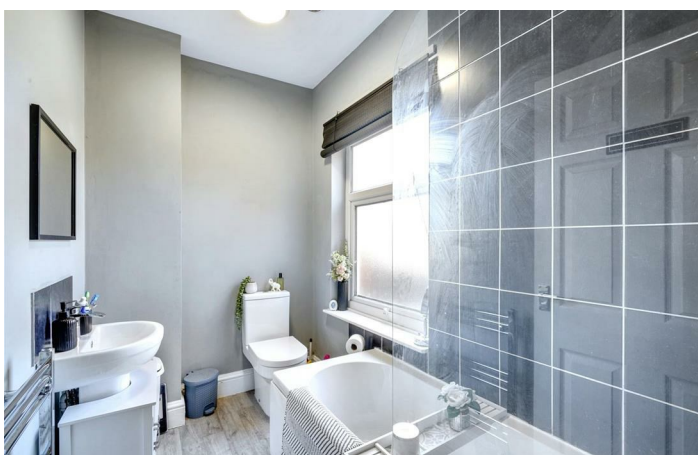
GUIDE PRICE FROM £160,000 TO £165,000.

This period property comes to the market in a ready to move into condition with modern and contemporary decor, gas fired central heating served from a combination boiler, and double glazed windows throughout.

There are two generous reception rooms, the front with feature wood panelling to chimney breast and currently used as a dining room, with the living room to the rear with a modern fitted kitchen beyond. The first floor landing provides access to three well proportioned bedrooms and a modern family bathroom.

The property enjoys a particularly good size, family friendly rear garden with seating areas and lawn. Situated on a residential street within close proximity to a variety of shops, services and amenities, including local schools and open space. There is a regular bus service nearby and Ilkeston also benefits from its own train station. The market town centre offers a wide variety of shops and facilities.

This property will make a fantastic first home with space to expand for a young family. An internal viewing is recommended.



## DINING ROOM

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

Feature chimney breast finished with contemporary wood strip panelling. Radiator, double glazed window, front entrance door.

## INNER LOBBY

Understairs store cupboard, access to the living room.

## LIVING ROOM

12'11" x 12'1" (3.94 x 3.69)

Door to staircase leading to the first floor. Radiator, double glazed window to the rear.

## KITCHEN

10'11" x 6'2" (3.35 x 1.88)

Range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine, appliance space. Double glazed window and door to the rear.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

12'1" x 11'6" (3.69 x 3.51)

Radiator, double glazed window to the front.

## BEDROOM TWO

8'4" x 7'4" (2.56 x 2.24)

Radiator, double glazed window to the side.

## BEDROOM THREE

11'3" x 6'0" (3.43 x 1.84)

Radiator, double glazed window to the rear.

## BATHROOM

8'3" x 5'8" (2.53 x 1.75)

Modern white three piece suite comprising wash hand basin, low flush WC, bath with electric shower over. Splashbacks, heated towel rail, double glazed window.

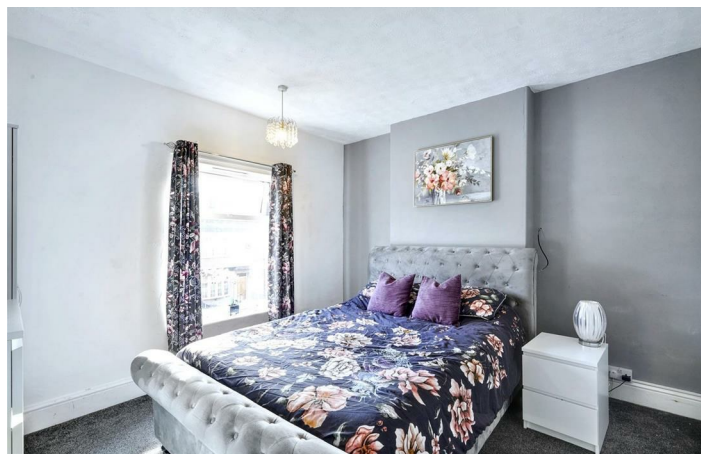
## OUTSIDE

To the front, the property is set back from the road with a walled-in front garden. There is a pedestrian access at the

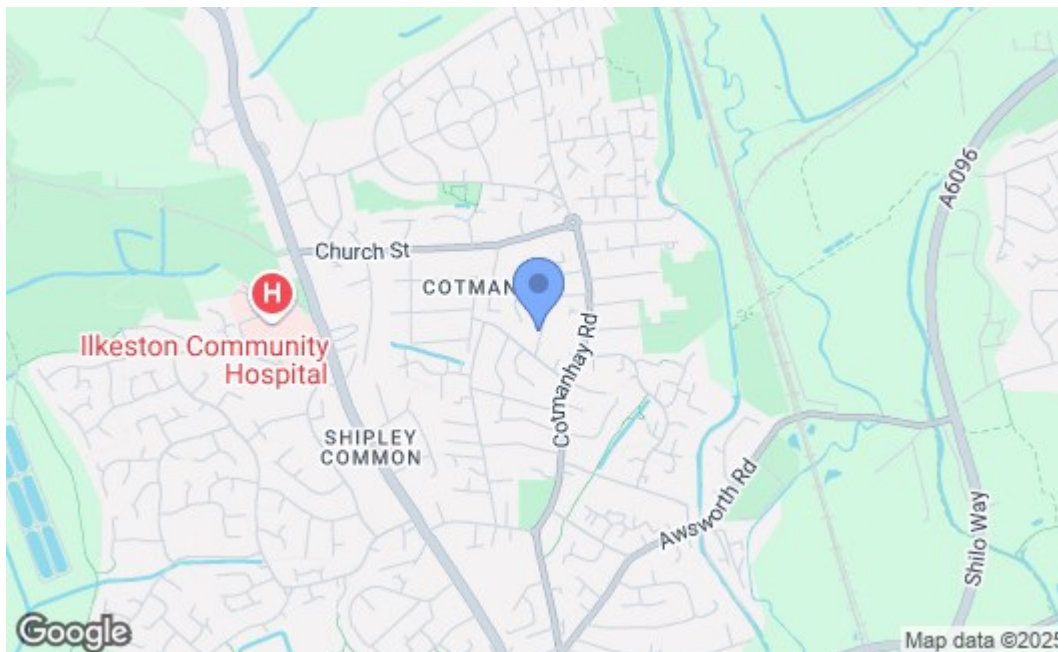
side of the house leading to the enclosed rear garden, initially with a yard area beyond the rear exit door which continues to a patio area with pathway leading to the main garden which is laid to lawn, fenced and walled-in.

## OUTBUILDING

Brick constructed and attached to the rear elevation this useful building has plumbing and space for washing machine and tumble dryer.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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>			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.