



Albert Street  
Ilkeston, Derbyshire DE7 5GS

**£179,950 Freehold**

A SPACIOUS THREE STOREY FOUR  
BEDROOM MID TOWN HOUSE.





ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS VERSATILE AND SPACIOUS THREE STOREY FOUR BEDROOM, TWO RECEPTION ROOM MID TOWN HOUSE SITUATED A STONE'S THROW AWAY AND WITHIN WALKING DISTANCE TO THE SHOPS, SERVICES AND AMENITIES IN ILKESTON TOWN CENTRE.

With accommodation over three floors comprising living room, dining room and kitchen to the ground floor. The first floor landing then provides access to two of the four bedrooms and bathroom. A further staircase rises to the top floor where two further double bedrooms can be found either side of the landing.

The property also benefits from gas fired central heating from combination boiler, double glazing and enclosed garden space to the rear.

The property sits within walking distance of the shops, services and amenities in Ilkeston town centre. There is also easy access to a range of nearby transport links including the Ilkeston train station, as well as ample outdoor countryside access, some of which can be viewed from the first floor front windows.

We believe the property will make an ideal first time buy or family home due to the overall size, having four bedrooms and two reception rooms. We highly recommend an internal viewing.



### LIVING ROOM

13'4" x 13'1" (4.07 x 4.00)

Double glazed window to the front, uPVC panel and double glazed front entrance door, meter cupboard box, media points, radiator.

### INNER LOBBY

2'10" x 2'9" (0.88 x 0.85)

Useful understairs storage cupboard, openings through to the living room and dining room.

### DINING ROOM

13'2" x 13'1" (4.03 x 4.00)

Door giving access to the staircase rising to the first floor, double glazed window to the rear, radiator, laminate flooring, ample space for dining table and chairs, opening through to the kitchen.

### STAIRCASE

Door from dining room and staircase rising to the first floor.

### KITCHEN

15'2" x 8'2" (4.64 x 2.50)

Equipped with a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashbacks. Fitted four ring hob with curved glass extractor canopy over and oven beneath, space for fridge/freezer and plumbing for washing machine, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), laminate flooring to match the dining room. Double glazed windows to the side and rear, spotlights, uPVC panel and double glazed exit door to the garden.

### FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Radiator, decorative wood spindle balustrade and staircase rising to the second floor.

### FRONT BEDROOM

13'4" x 12'11" (4.07 x 3.94)

Double glazed window to the front, radiator.

### REAR BEDROOM

10'4" x 5'4" (3.17 x 1.64)

Double glazed window to the rear, radiator.

### BATHROOM

10'5" x 7'10" (3.19 x 2.41)

Modern white four piece suite comprising separate shower enclosure with glass screen and door with privacy strips containing a mains shower, separate panel bathtub with mixer tap and decorative splashboards, wash hand basin with mixer tap, push flush WC. Double glazed window to the rear, radiator, extractor fan.

### SECOND FLOOR LANDING

Doors to both top floor double bedrooms and loft access point. Spotlights, decorative wood spindle balustrade.

### BEDROOM ONE

13'6" x 13'5" (4.12 x 4.09)

Double glazed window to the rear overlooking the rear garden, radiator, overstairs alcove space.

### BEDROOM TWO

13'0" x 13'0" (3.97 x 3.97)

Double glazed window to the front making the most of the far reaching countryside views, radiator, media point.

### TO THE FRONT

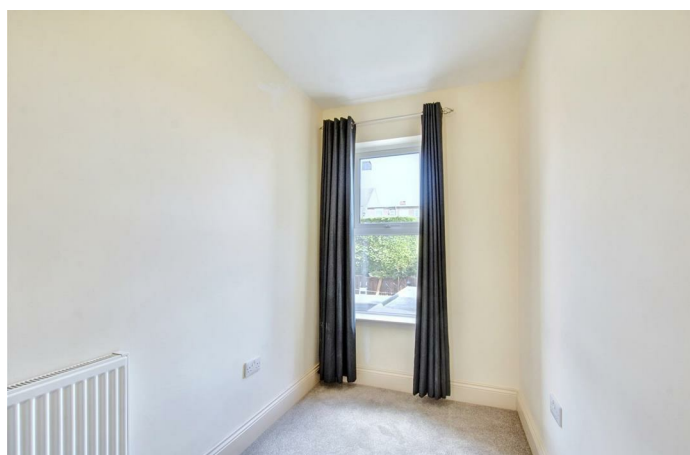
There is a fore-garden with pathway and access to the front entrance door.

### TO THE REAR

The rear garden is enclosed by timber fencing to the boundary line, initial paved patio, courtyard style seating area with decorative plum slate chippings to the edges. This then leads onto a lawn with further decorative plum slate chippings to the edging. Within the garden there is an external water tap and lighting point.

### DIRECTIONAL NOTE

From the main Ilkeston roundabout, continue in the direction of Straw's Bridge/West Hallam and take an immediate right hand turn onto Albert Street. 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
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		
England & Wales	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.