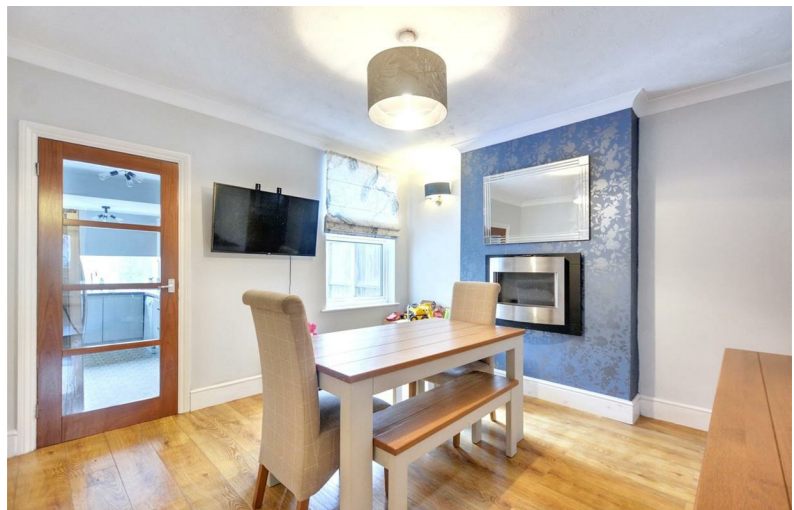




**Kingsway  
Ilkeston, DE7 4DH**

**£175,000 Freehold**

A DECEPTIVELY SPACIOUS TWO BEDROOM  
SEMI DETACHED HOUSE OFFERED FOR  
SALE WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS DECEPTIVELY SPACIOUS BOW FRONTED TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED TREE-LINED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hallway, dining room, living room and kitchen. The first floor landing provides access to two bedrooms and bathroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing and a generous rear garden.

The property is well placed for easy access to larger superstores along with numerous other retail outlets found in Ilkeston town centre. There are excellent schools for all ages and the sports facilities at Rutland Leisure Centre and Victoria swimming pool are nearby. Transport links include J25 of the M1, East Midlands Airport and the A52 providing direct access to Nottingham and Derby alike and Ilkeston train station.

This property offers fantastic potential to first time buyers or young families an early viewing comes highly recommended in order to appreciate all that is on offer.



## ENTRANCE HALL

11'9" x 2'9" (3.59 x 0.85)

uPVC double glazed stained glass front entrance door, laminate flooring, dado rail. Door to living room.

## LIVING ROOM

12'1" x 9'6" (3.70 x 2.91)

Georgian-style double glazed bow window to the front (with fitted blinds), laminate flooring, gas fire with Adam-style surround with marble insert and hearth, radiator, access back to the hallway.

## INNER LOBBY

Double glazed window to the side, staircase to the first floor.

## LOBBY

Opening through to the dining room, useful storage closet, laminate flooring.

## DINING ROOM

15'10" x 12'5" (4.85 x 3.81)

Coving, laminate flooring, double glazed window to the rear (with fitted blinds), wall mounted fireplace with remote control operated electric fire, laminate flooring, radiator, access through to the kitchen. Door with access to the inner lobby.

## KITCHEN

14'11" x 8'3" (4.55 x 2.54)

The kitchen comprises a range of matching fitted base and wall storage cupboards (handle-less), with square edge top work surfaces and tiled splashbacks. Space for washing machine, dishwasher and fridge/freezer, range-style cooker with extractor hood over, double glazed window to the rear (with fitted blinds), laminate flooring.

## FIRST FLOOR LANDING

Access to loft space via wooden pull-down loft ladder to a partially boarded loft space housing the gas central heating combination boiler for central heating and hot water purposes. Doors to bedrooms and bathroom.

## BEDROOM 1

14'7" x 12'7" (4.45 x 3.84)

Double glazed window to the front (with fitted blinds), radiator, laminate flooring.

## BEDROOM 2

12'4" x 10'6" (3.78 x 3.22)

Double glazed Georgian-style window to the rear (with fitted blinds), radiator, useful storage cupboard.

## BATHROOM

9'5" x 8'1" (2.88 x 2.47)

Three piece suite comprising free-standing bathtub with mixer tap and mains shower attachment, pedestal wash hand basin with mixer tap, push flush WC. Georgian-style double glazed window to the rear, chrome ladder towel radiator, tiling to the walls.

## OUTSIDE

To the front of the property, there is a small low maintenance front garden with dwarf brick wall, pedestrian gate and pathway leading to the front entrance door. Pedestrian access leads down the right hand side of the property to the rear garden.

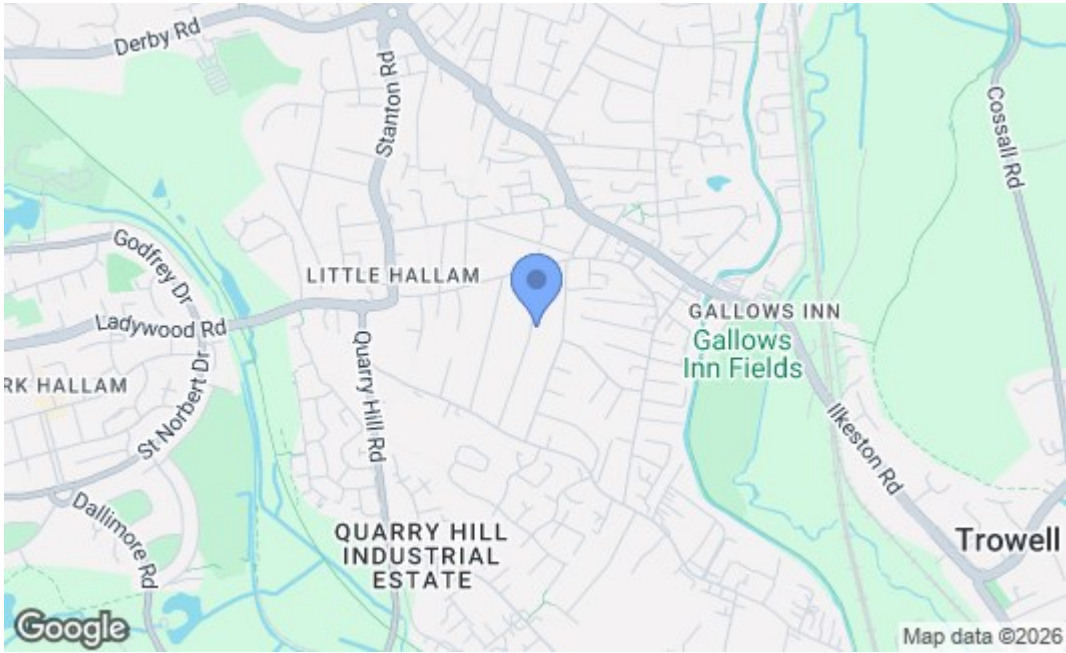
## TO THE REAR

The rear garden is larger than expected consisting of an initial raised patio area (ideal for entertaining) with access down to the main part of the garden which is lawned with hedgerows to the boundary line incorporating a range of mature bushes and shrubbery. Within the garden, there is an external water tap and lighting point.

## DIRECTIONAL NOTE

From our Stapleford office on Derby Road, proceed to The Roach traffic lights, turning left onto Church Street. At the bend in the road, continue left onto Pasture Road and continue in the direction of Trowell, taking an eventual left hand turn onto Moorbridge Lane. Cross the railway bridge onto Stanton Gate. At the 'T' junction, turn right onto Ilkeston Road which then becomes Lows Lane. Bear right at Twelve Houses onto Ilkeston Road, proceeding over the railway bridge onto Quarry Hill Road. Look for and take an eventual right turn onto Longfield Lane, taking an eventual left hand turn onto Kingsway. Proceed a little way along and 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                                                     |         | 82        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       | 56      |           |
| (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                  |         |           |
|                                                                 | 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 |         |           |
| 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.