



**Burr Lane  
Ilkeston, Derbyshire DE7 5JD**

**£145,000 Freehold**

A SURPRISINGLY SPACIOUS THREE STOREY,  
THREE BEDROOM MID TERRACED HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.

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ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS RECENTLY RENOVATED AND MODERNISED THREE STOREY, THREE BEDROOM MID TERRACED HOUSE SITUATED WITHIN WALKING DISTANCE OF ILKESTON TOWN CENTRE WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN.

With accommodation over three floors, the ground floor comprises front living room, inner lobby, dining room and kitchen. The first floor landing then provides access to two of the three bedrooms and a bathroom. A further turning staircase then rises to the top floor principal bedroom.

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

The property has recently been renovated throughout and is in a ready to move into condition. Located within walking distance of the shops, services and amenities in Ilkeston town centre.

There is also easy access to good transport links, including the Ilkeston train station, as well as nearby schooling, healthcare needs and open countryside.

We believe the property will make an ideal first time buy or family home and we highly recommend an internal viewing.



## LIVING ROOM

11'10" x 11'7" (3.63 x 3.55)

uPVC double glazed front entrance door, double glazed window to the front (with fitted blinds), radiator, central chimney breast with Adam-style surround and marble-style insert and hearth housing a pebble effect fire, meter cupboard.

## INNER LOBBY

2'10" x 2'7" (0.88 x 0.80)

Useful understairs storage cupboard, opening through to the dining room.

## DINING ROOM

11'9" x 11'6" (3.60 x 3.53)

Double glazed window to the rear, radiator, coving, stairs to the first floor, central chimney breast incorporating wall mounted electric fire.

## KITCHEN

11'5" x 6'4" (3.50 x 1.94)

Comprising a newly fitted range of matching base and wall storage cupboards and drawers, with granite-style roll top work surfaces incorporating single sink and draining board with central mixer tap and matching granite-style splash boards. Fitted four ring gas hob with extractor over and oven beneath, space and plumbing for washing machine and under-counter appliances, double glazed window to the side (with fitted blinds), radiator, laminate-style flooring, uPVC double glazed exit door to outside.

## FIRST FLOOR LANDING

Radiator, doors to both bedrooms and bathroom, further staircase rising to the top floor.

## BEDROOM TWO

11'10" x 11'8" (3.63 x 3.56)

Double glazed window (with fitted blinds), radiator.

## BEDROOM THREE

8'6" x 8'6" (2.60 x 2.60)

Double glazed window (with fitted blinds), radiator.

## BATHROOM

11'5" x 6'7" (3.48 x 2.01)

Modern white three piece suite comprising panel bath with privacy glass screen and mains shower, wash hand basin, low flush WC. Partial tiling to the walls, double glazed window to the rear, radiator, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes.

## TOP FLOOR PRINCIPAL BEDROOM

16'7" x 11'7" (5.07 x 3.55)

Radiator, decorative wood spindle balustrade, two useful eaves storage cupboards, Velux roof window to the rear, loft access point.

## OUTSIDE

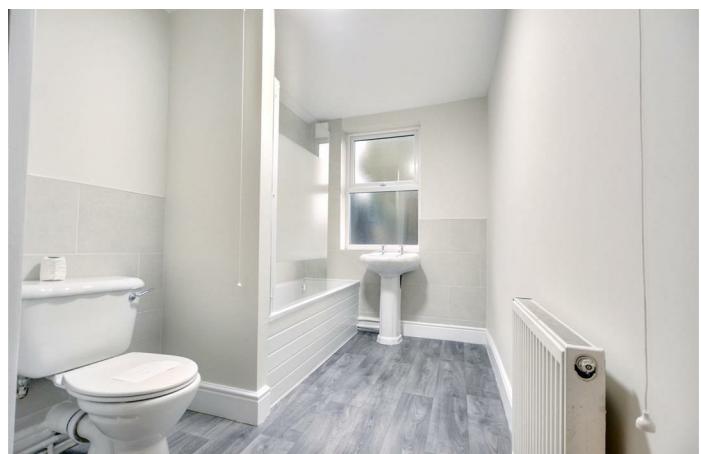
The front is accessed directly from the pavement with on-street parking available. To the rear, the garden is enclosed predominantly by timber fencing, split into two sections with an initial courtyard paved area leading onto a block paved pathway providing access via the shared pedestrian routes to the front of the property with the neighbouring houses to the rear garden with timber storage shed situated to the foot of the plot.

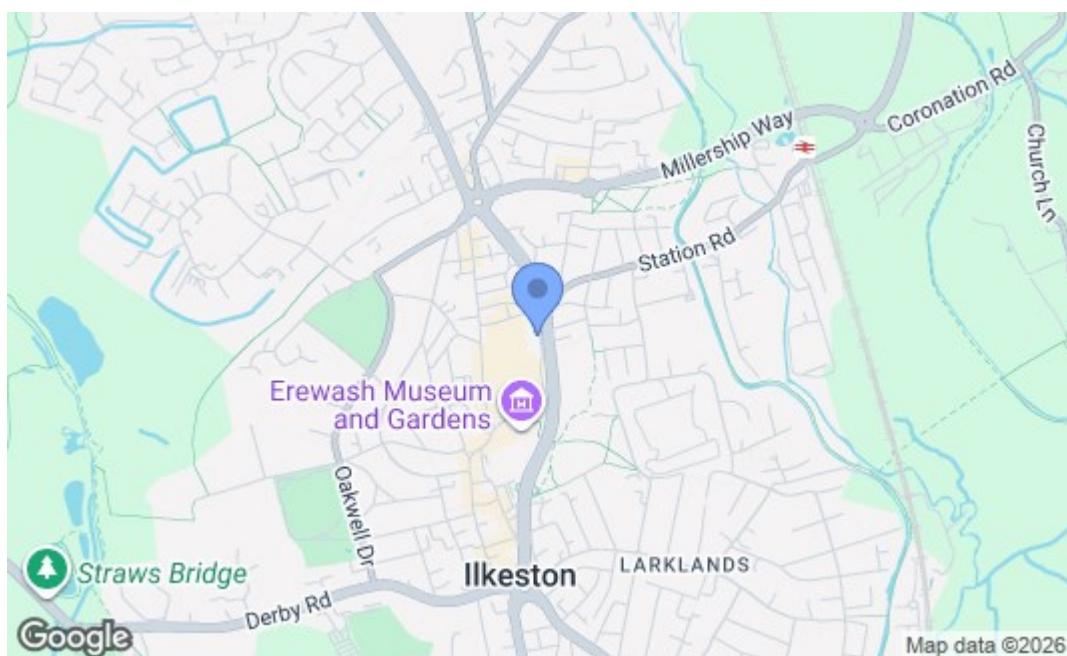
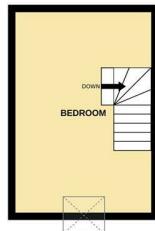
## DIRECTIONS

The property is accessed via Chalons Way proceeding towards Shipley. Take a left hand turn at the roundabout towards the Albion Centre and take a left hand turn and follow the bend in the road to the right onto Burr Lane. The property can then be found on the right hand side, identified by our For Sale board.

## AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(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		
	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.