



Little Hallam Lane  
Ilkeston, Derbyshire DE7 4AD

A TWO BEDROOM MID TERRACED HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.

**Offers Over £140,000 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS IDEAL FIRST TIME BUYER PROPERTY LOCATED IN THIS EVER-POPULAR LITTLE HALLAM AREA OF ILKESTON.

This two bedroom terraced house is also offered to the market with the added benefit of NO UPWARD CHAIN.

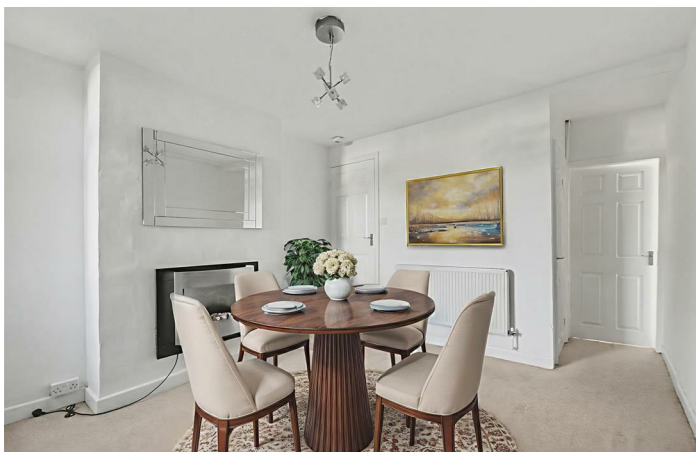
The property also benefits from a recently installed gas fired combination boiler, double glazing throughout, as well as a reasonably new roof.

The accommodation comprises entrance hall, front sitting room, rear living/dining room leading onto a galley-style kitchen. The first floor landing provides access to two bedroom and a bathroom.

The property has a small front garden, as well as a generous enclosed rear garden.

The property offers easy access to the shops, services and amenities in Ilkeston town centre, as well as excellent nearby schooling for all ages. There is also good access to open countryside and transport links, including the Ilkeston train station which is just a short distance away.

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



### ENTRANCE HALL

11'3" x 2'11" (3.44 x 0.90)

Composite and double glazed front entrance door, radiator, dado rail, wall light points, coving. Doors to reception rooms.

### SITTING ROOM

11'9" x 8'2" (3.60 x 2.50)

Double glazed window to the front, radiator, decorative coving, ceiling rose, central chimney breast with open fireplace, tiled hearth, meter cupboard.

### LIVING/DINING ROOM

15'6" reducing to 12'0" x 11'8" (4.73 reducing to 3.67 x 3.56)

Useful understairs storage cupboard with shelving and lighting, radiator, double glazed window to the rear, central chimney breast incorporating a wall hung stone effect electric fire, media points. Door with turning staircase rising to the first floor. Door to kitchen.

### KITCHEN

16'3" x 6'7" (4.96 x 2.01)

The kitchen area comprises a matching range of fitted base and wall storage cupboards, with granite-style roll top work surfaces, incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted four ring gas hob with extractor over and oven beneath, glass fronted crockery cupboards, space and plumbing for under-counter washing machine, tiled floor, radiator, gas meter cupboard, double glazed windows to the side and rear, uPVC panel and double glazed side exit door to outside.

### FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Radiator, coving.

### BEDROOM ONE

11'6" x 11'5" (3.53 x 3.50)

Double glazed window to the front, radiator.

### BEDROOM TWO

12'8" x 8'8" (3.87 x 2.66)

Double glazed window to the rear, radiator, useful overstairs storage cupboard which also houses the loft access point.

### BATHROOM

9'6" x 6'3" (2.91 x 1.92)

Three piece suite comprising panel bath with glass shower screen, mixer tap and shower attachment over, wash hand basin, push flush WC. Boiler cupboard housing the recently installed 'Ideal' gas fired combination boiler for central heating and hot water purposes, radiator, tiled walls, tile-effect vinyl flooring, double glazed window to the rear, spotlights, wall mounted bathroom cabinet.

### OUTSIDE

To the front of the property there is a small enclosed garden with dwarf brick boundary wall, pedestrian gate and pathway provide access to the front entrance door. The front garden is designed for straightforward maintenance being predominantly gravel.

### TO THE REAR

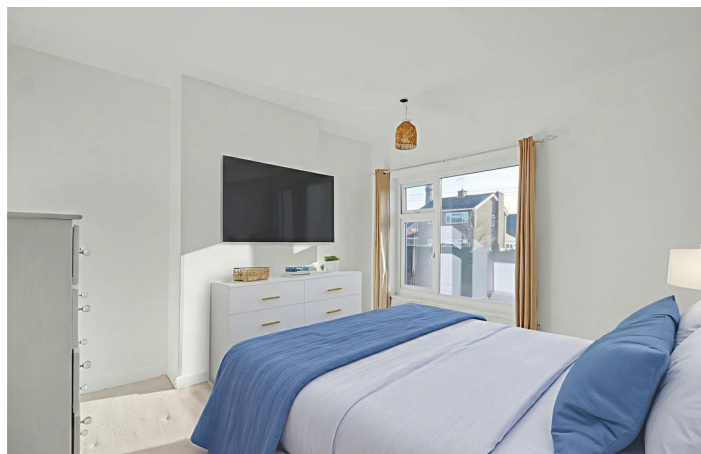
The rear garden is of a good overall size enclosed by a brick wall and timber fencing to the boundary lines. The garden is split into various sections with an initial courtyard-style paved entertaining space with pathway then leading down to the foot of the plot, flowerbeds to either side housing a variety of bushes and shrubbery. Towards the end of the garden there is a timber storage shed and a paved patio seating area. The garden offers pedestrian access with rights of access to take the bins out to the front, as well as an external lighting point and water tap.

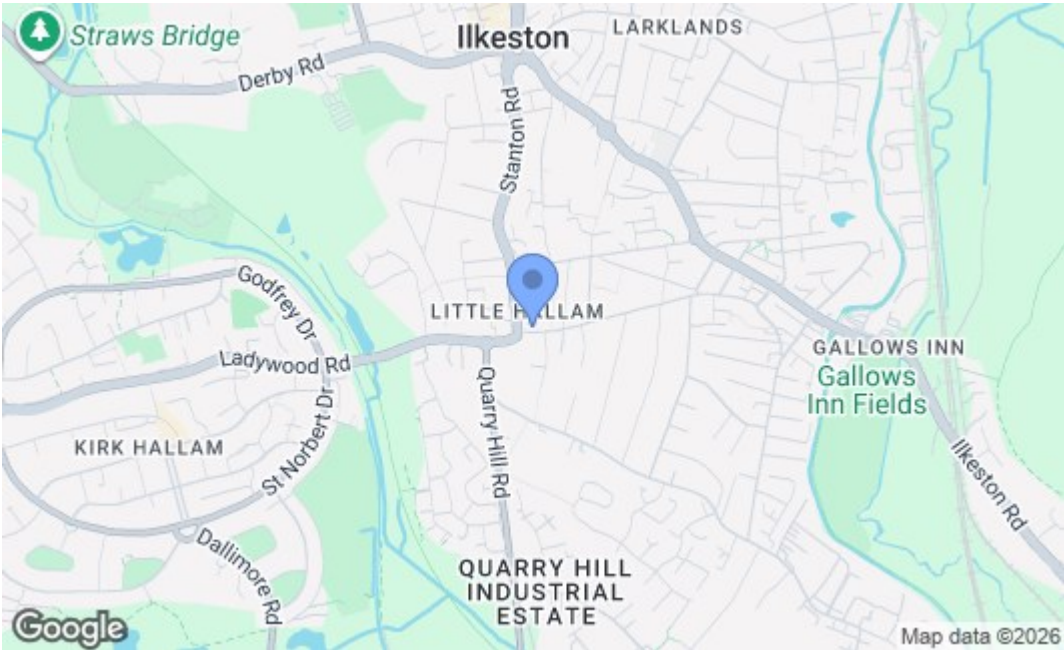
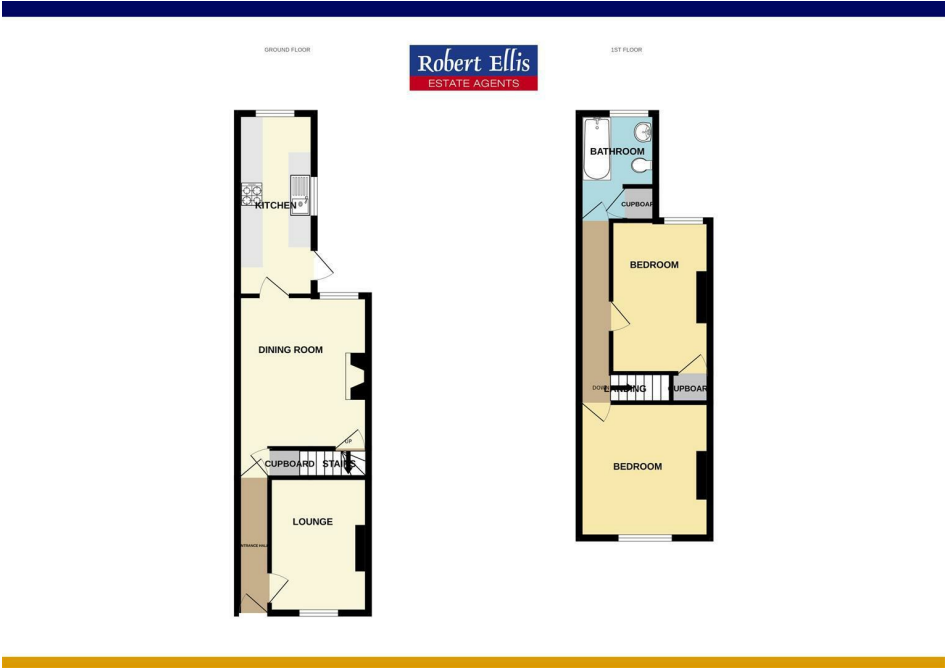
### DIRECTIONS

Proceed away from Ilkeston town centre onto Stanton Road and take a left hand turn onto Little Hallam Hill just before reaching the Bull's Head mini roundabout. The property can then be found on the left 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                                                     |         |           |
| (81-91) B                                                       |         | 84        |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 59      |           |
| (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.