



May Street  
Ilkeston, Derbyshire DE7 8NJ

**£175,000 Freehold**

A THREE BEDROOM SEMI DETACHED  
HOUSE.



A surprisingly spacious three bedroom semi detached house.

This period property is incredibly deceptive offering a generous amount of internal space. A side entrance hall leads you into the open plan living and dining space which include a period-style fireplace. There is a modern fitted kitchen with useful walk-in pantry beyond. Rising to the first floor, the landing provides access to three well proportioned bedrooms, as well as bathroom.

A further feature of this property is the larger than expected rear garden with expansive lawn, patio and useful outbuildings.

Situated in this popular residential suburb, within walking distance of local schools and amenities, and ease of access to the market town centre of Ilkeston.

The property is heated by a combination boiler and double glazed throughout. This property is ideal for first time buyers as well as families. Viewing recommended.



## SIDE ENTRANCE HALL

Double glazed front entrance door, stairs to the first floor and door to the open plan lounge/diner.

## LOUNGE/DINER

34'3" x 12'0" (10.46 x 3.66)

The owner has the layout as follows : a living area to the front with fireplace, radiator and double glazed bay window. The dining area is set to the rear with period-style fireplace, radiator, double glazed window to the rear and door to the kitchen.

## KITCHEN

10'0" x 6'11" (3.05 x 2.13)

Range of modern fitted wall, base and drawer units, with worktops and inset single bowl sink unit with single drainer. Gas cooker point, plumbing for washing machine and appliance space. Heated towel rail, walk-in pantry, double glazed window and door to the rear.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

11'1" x 12'0" (3.40 x 3.66)

Radiator, double glazed window to the front.

## BEDROOM TWO

12'7" x 8'9" (3.84 x 2.67)

Radiator, double glazed window to the rear.

## BEDROOM THREE

10'0" x 6'11" (3.05 x 2.13)

Radiator, double glazed window to the rear.

## FAMILY BATHROOM

Three piece suite comprising pedestal wash hand basin, low flush WC and bath with shower over. Radiator, double glazed window.

## OUTSIDE

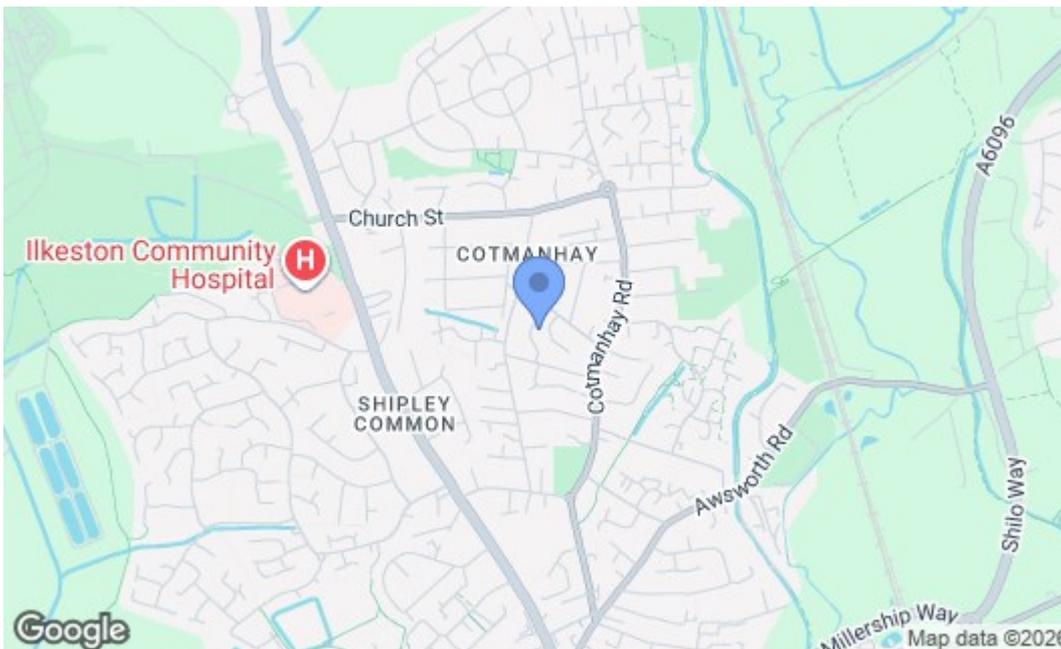
To the front is a walled-in garden with pedestrian access to the side of the house with gate leading to the rear garden which comprises a patio area beyond the rear elevation, outbuilding (one with a WC). A step and then pathway leads to the lower garden which is laid mainly to lawn with

well tended flower and shrub beds and borders. At the foot of the plot is a raised area for planters.





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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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