



**Boweswell Road  
Ilkeston, Derbyshire DE7 8EE**

A TWO BEDROOM END TERRACED  
HOUSE WITH PARKING & GENEROUS  
GARDEN.

**£160,000 Freehold**





ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED TWO BEDROOM END TERRACED HOUSE SITUATED IN THIS POPULAR & ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, generous living room and full width dining kitchen. The first floor landing provides access to two bedrooms, useful walk-in wardrobe/closet and modern three piece bathroom.

The property also benefits from gas central heating from combination boiler, double glazing, off-street parking and generous enclosed rear garden space.

The property is located in this popular and established residential location on the edge of Ilkeston bordering Shipley which offers easy access to the town centre amenities, nearby schooling for all ages, good transport links (including Ilkeston train station) and access to open countryside.

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



### ENTRANCE HALL

4'7" x 4'1" (1.40 x 1.25)

uPVC panel and double glazed front entrance door, radiator, laminate flooring, staircase rising to the first floor.

### LIVING ROOM

15'7" x 12'2" (4.75 x 3.71)

Double glazed window to the front (with fitted blinds), central chimney breast incorporating fireplace with an electric fire, coving, laminate flooring, radiator, media points. Door to the dining kitchen.

### DINING KITCHEN

15'8" x 8'9" (4.78 x 2.68)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with butcher's block square edge work surfacing incorporating four ring gas hob with extractor over and oven beneath, fitted single sink and draining board with central mixer tap and tiled splashbacks. Space for freestanding fridge/freezer and plumbing for washing machine. Three Georgian-style double glazed windows to the rear (with fitted roller blinds), laminate flooring, radiator, coving, double glazed exit door.

### FIRST FLOOR LANDING

Doors to both bedrooms, walk-in wardrobe/study space and bathroom. Double glazed window to the side, loft access point.

### BEDROOM ONE

12'4" x 11'2" (3.78 x 3.41)

Georgian-style double glazed window to the front, radiator, coving, useful storage closet.

### BEDROOM TWO

8'5" x 8'3" (2.59 x 2.53)

Double glazed Georgian-style window to the rear (with fitted roller blind), picture rail, radiator.

### STUDY/WALK-IN WARDROBE

7'0" x 6'9" (2.15 x 2.07)

This space would make an ideal study or useful storage area, accessed from the landing.

### BATHROOM

8'11" x 6'10" (2.74 x 2.10)

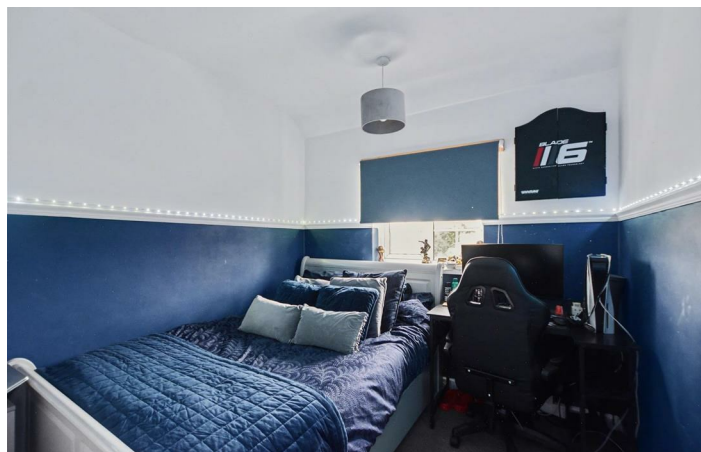
Modern white three piece suite comprising "P" shaped bath with glass shower screen and shower attachment over with decorative tiled surround, push flush WC, wash hand basin with mixer tap. Georgian-style double glazed window to the rear (with fitted Roman blind), wooden flooring, radiator.

### OUTSIDE

To the front of the property there is a driveway providing off-street parking with decorative block paved edging and black ice decorative chippings. Pedestrian access leading down the side of the property into the rear garden, access to the uPVC panel and double glazed front entrance door.

### TO THE REAR

The rear garden has been designed and landscaped to incorporate an initial decked entertaining patio space with pathway leading down the right hand side to a rear garden lawn with decorative borders either side housing a variety of contrasting slate and stone chippings. Situated to the foot of the plot is a timber storage shed. The garden is enclosed by timber fencing and hedgerows to the boundary line. Within the garden there is an external water tap and lighting point.

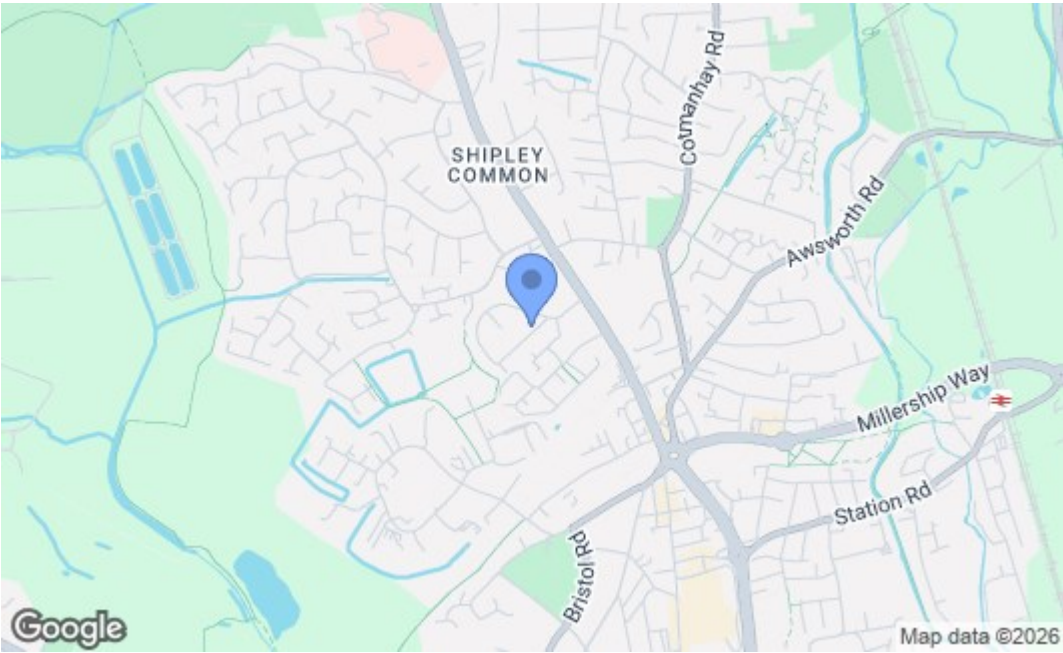




GROUND FLOOR

Robert Ellis  
ESTATE AGENTS

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(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.