



**Benner Avenue  
Ilkeston, Derbyshire DE7 4DP**

**£190,000 Freehold**

A DOUBLE FRONTED THREE BEDROOM  
SEMI DETACHED HOUSE OFFERED FOR  
SALE WITH NO UPWARD CHAIN.





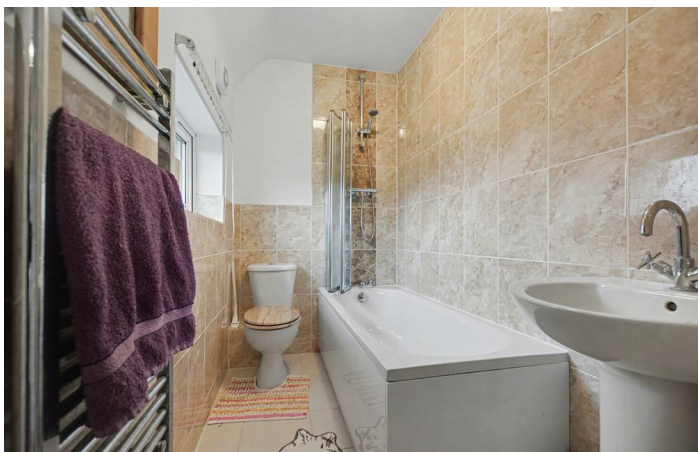
ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS WHITE STONE RENDERED EFFECT THREE BEDROOM DOUBLE FRONTED SEMI DETACHED HOUSE SITUATED IN THIS QUIET RESIDENTIAL CUL DE SAC LOCATION. OFFERED FOR SALE WITH THE BENEFIT OF NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hallway with staircase rising to the first floor with doors leading through to the bay fronted living room and dining kitchen with WC off. The first floor landing then provides access to three bedrooms and a bathroom suite.

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

The property is located in this quiet and established residential cul de sac location within close proximity of the town centre amenities. There is also easy access to open countryside, schooling for a variety of ages, as well as transport links such as the Ilkeston train station which is just a short distance away.

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



## ENTRANCE HALL

6'0" x 3'11" (1.83 x 1.20)

uPVC panel and double glazed front entrance door, radiator, staircase rising to the first floor. Doors to living room and dining kitchen.

## LIVING ROOM

16'1" x 10'5" (4.91 x 3.18)

Double glazed bay window to the front (with central fitted blinds), radiator, double glazed French doors opening out to the rear garden, wall light points, media points, wall mounted electric fire.

## DINING KITCHEN

15'0" x 13'8" (4.59 x 4.17)

The kitchen area comprises an "L" shaped range of fitted base and wall storage cupboards and drawers, with rolltop work surface incorporating single sink and draining board with central mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine, space for fridge/freezer, double glazed window to the front (with fitted blinds), spotlights. Tile effect flooring throughout the whole room, ample space for dining table and chairs, radiator, additional double glazed window to the rear, uPVC panel and double glazed exit door, wall mounted 'Baxi' gas fired combination boiler for central heating and hot water purposes, wall mounted electrical consumer box. Door to WC.

## GROUND FLOOR WC

4'3" x 2'3" (1.32 x 0.71)

Housing a push flush WC and wash hand basin with hot/cold mixer tap and tiled splashback. Double glazed window to the rear, tiled flooring, extractor fan.

## FIRST FLOOR LANDING

Double glazed window to the rear, radiator. Doors to all bedrooms and bathroom. Loft access point.

## BEDROOM ONE

11'3" x 10'7" (3.44 x 3.23)

Double glazed window to the front, radiator, recess for wardrobe space.

## BEDROOM TWO

11'11" x 7'0" (3.64 x 2.15)

Double glazed window to the front, radiator, recess space for wardrobe.

## BEDROOM THREE

8'0" x 7'6" (2.44 x 2.31)

Double glazed window to the rear overlooking the rear garden, radiator.

## BATHROOM

8'2" x 4'5" (2.50 x 1.36)

Modern white three piece suite comprising panel bath with mains shower over and mixer tap with foldaway glass screen, wash hand basin with mixer tap, push flush WC. Partial tiling to the walls and tiling to the floor, double glazed window to the rear (with fitted roller blind), chrome ladder towel radiator, extractor fan.

## OUTSIDE

To the front of the property there is a split gravel stone driveway providing off-street parking with decorative block paved edging and central pathway providing access to the front entrance door. The front garden consists of a planted flower border housing a variety of hedgerow, bushes and shrubbery to the boundary lines with pedestrian access then leading into the rear garden down the side of the property.

## TO THE REAR

The rear garden is of a good overall size being split into various sections with an initial paved patio and decked entertaining space with a timber constructed covered/enclosed pet area accessed via the double doors from the living room and in-built cat flap. the rear part of the garden is then split into two separate lawn sections with a paved pathway dividing the two which provides access to the foot of the plot where a timber storage shed can be found. Within the garden boundaries there is an array of bushes and shrubbery, enclosed by a mixture of brick wall and fencing to the boundary lines. Within the garden there is an external water tap and lighting point, pedestrian gate then leads back to the front.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, continue left onto Pasture Road. At the mini island, veer left onto Trowell Road which in turn becomes Stapleford Road. At the "T" junction adjacent to St Helen's Church, turn left onto Ilkeston Road and continue onto Nottingham Road, Ilkeston. After the hump back bridge, take a left hand turn onto Thurman Street which in turn becomes Corporation Road. Take a right hand turn onto Middleton Road and then take the first left into the cul de sac of Benner Avenue. The property can then be found on the left hand side.



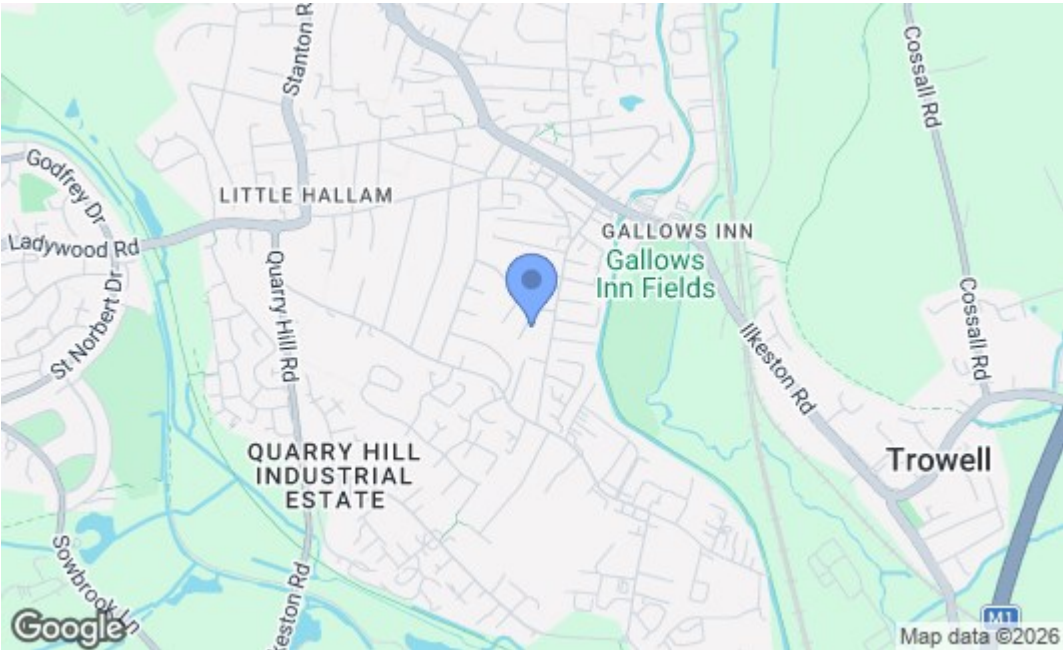
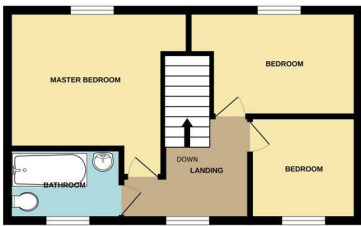




GROUND FLOOR



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		79
	62	
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.