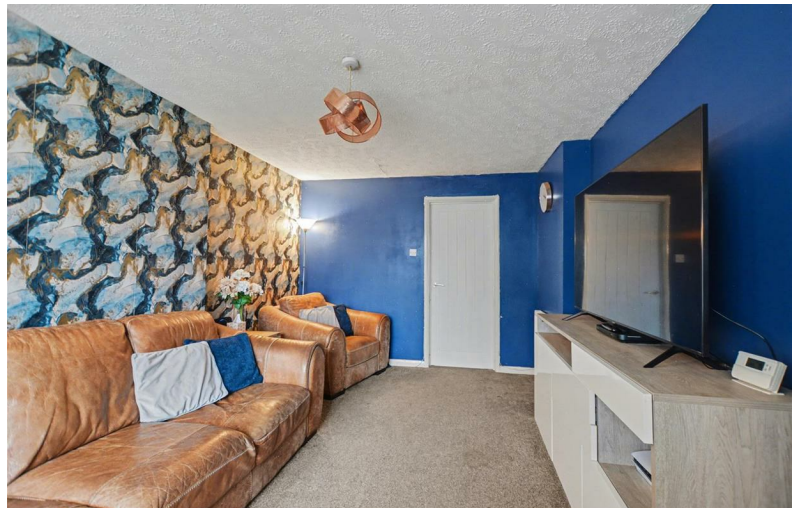




Rodney Way  
Ilkeston, Derbyshire DE7 8PW

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**£165,000 Freehold**





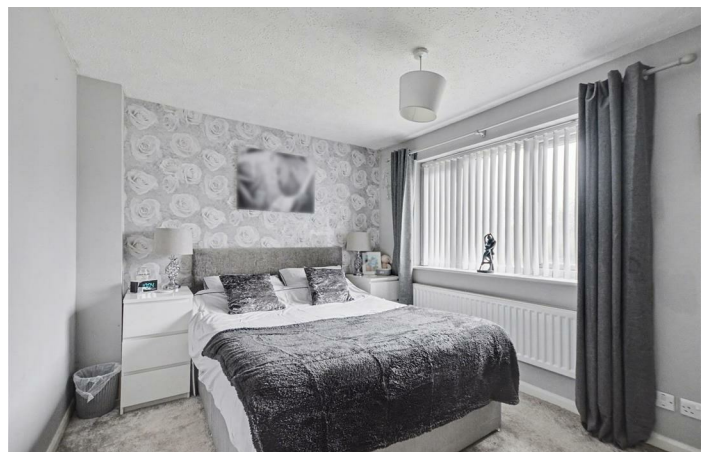
Robert Ellis are pleased to welcome to the market this three bedroom semi detached house.

This well presented property has been improved over the years by the current owners and is offered for sale in a ready to move into condition. Features include gas fired central heating served from a combination boiler, double glazed windows throughout and an open plan family dining kitchen.

Set back from the road with ample off-street parking and a good sized rear garden which backs onto open space where there are nearby footpath walks to the Erewash Canal and open countryside.

Far from being isolated, the property is conveniently situated on the outskirts of Ilkeston, close to local schools for all ages and access to the town centre itself. The location offers good commutability.

Tucked away towards the end of this no-through road, we believe this property will make a fantastic first home, as well as being ideal for young families. An internal viewing is highly recommended.



## ENTRANCE HALL

Double glazed front entrance door, radiator, stairs to the first floor.

## LIVING ROOM

15'11" x 10'5" (4.87 x 3.18)

Two radiators, double glazed window to the front. Door to dining kitchen.

## DINING KITCHEN

13'8" x 9'1" (4.18 x 2.77)

Incorporating a contemporary fitted range of wall, base and drawer units with worktops and inset single bowl sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Further integrated appliances, including a fridge/freezer and dishwasher. There is space and plumbing for washing machine, radiator and understairs store cupboard. Double glazed window and door to rear garden.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

13'8" x 9'3" (4.17 x 2.82)

Radiator, double glazed window to the rear.

## BEDROOM TWO

9'11" x 6'11" (3.04 x 2.13)

Radiator, double glazed window to the front.

## BEDROOM THREE

6'11" x 6'4" (2.13 x 1.95)

Radiator, double glazed window to the front.

## BATHROOM

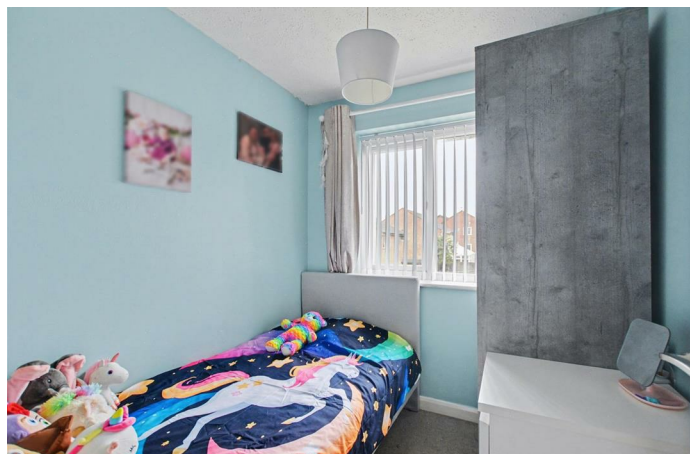
7'0" x 5'8" (2.15 x 1.75)

Incorporating a modern three piece suite comprising wash hand basin within a vanity unit, low flush WC, "L" shaped shower bath with twin rose thermostatically controlled shower over, shower screen, partially tiled walls, heated towel rail, double glazed window.

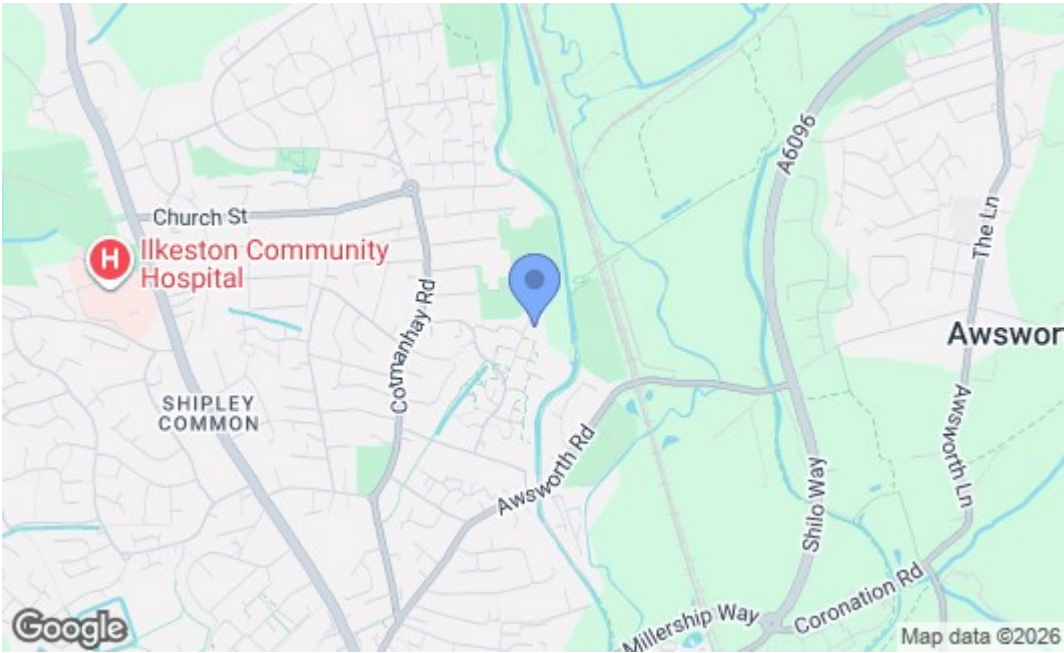
## OUTSIDE

The property is set back from the road with a driveway providing off-street parking for up to two vehicles in

tandem. There is also a section of garden laid to lawn. There is access to the side of the house leading to the rear garden where the garden is of a good size laid mainly to lawn with patio area.







| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 87        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 72      |           |
| (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.