



Union Road  
Ilkeston, Derbyshire DE7 5FP

**£225,000 Freehold**

A MID 1850'S DOUBLE FRONTED THREE  
BEDROOM DETACHED HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS MID 1850'S DOUBLE FRONTED THREE BEDROOM DETACHED HOUSE SITUATED WITHIN WALKING DISTANCE OF TOWN CENTRE AMENITIES.

With accommodation over two floors, the ground floor comprises sitting room, living area, dining area, kitchen, WC and utility room. The first floor landing then provides access to three bedrooms and a shower room.

The property also benefits from gas fired central heating, double glazing, gated access to a carport and a larger than average detached garage to the rear with power and lighting.

Further benefits include a generous size enclosed (not overlooked) rear garden.

Historically, having been a local convenience store/beer off, the property is now fully residential and would make an ideal first time buy or family home due to its close proximity to the town centre amenities and St Thomas Catholic Voluntary Academy.

The property also offers easy access to excellent transport links including bus services, Ilkeston train station and local A roads, the Albion Centre and Waterside Retail Park.

We highly recommend an internal viewing to fully appreciate the accommodation on offer.



### SITTING ROOM

16'2" x 11'7" (4.95 x 3.55)

uPVC panel and double glazed front entrance door, double glazed window to the front (with fitted blinds), radiator, fixed shelving. Doors providing access to the through living room/diner and utility room.

### LIVING ROOM/DINING AREA

23'3" max x 11'6" (7.10 max x 3.53)

Dual aspect double glazed windows (with fitted blinds), two radiators, decorative coving, meter cupboard housing the gas and electricity Smart meters (replaced late 2025), media points, brick and tile fireplace incorporating a coal effect fire. Georgian-style panel and glazed door provides access to the staircase rising to the first floor.

### INNER LOBBY

Staircase rising to the first floor, useful understairs storage pantry with shelving.

### KITCHEN

16'1" x 5'5" (4.91 x 1.66)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with square edge work surfacing incorporating one and a half bowl sink unit with draining board and swan-neck style mixer tap with tiled splashbacks. Fitted four ring induction hob with extractor over, space for under-counter fridge or freezer. Behind the cabinet there is space for shelving, double glazed window to the side (with fitted blinds), glass fronted crockery cupboards, radiator, spotlights and door leading through to the ground floor WC.

### WC

4'11" x 2'5" (1.50 x 0.74)

Two piece suite comprising low flush WC and corner wash hand basin with mixer tap and tiled splashbacks. Wall mounted electric heater, double glazed window to the side.

### UTILITY

11'6" x 7'2" (3.53 x 2.20)

Housing the plumbing for washing machine, space for further appliances such as fridge, freezer and/or tumble dryer, double glazed window to the rear (with fitted blinds), radiator, uPVC panel and double glazed exit door.

### FIRST FLOOR LANDING

Doors to bedrooms and shower room.

### BEDROOM ONE

11'11" x 11'9" (3.65 x 3.60)

Double glazed window to the rear (with fitted blinds) overlooking the rear garden, radiator.

### BEDROOM TWO

11'6" x 10'11" (3.53 x 3.33)

Double glazed window to the front (with fitted blinds), radiator. Door to bedroom three.

### BEDROOM THREE

11'9" x 10'11" (3.59 x 3.33)

Accessed via bedroom two, double glazed window to the front (with fitted blinds), radiator.

### SHOWER ROOM

12'4" x 8'6" (3.78 x 2.61)

Three piece suite comprising modern tiled and enclosed shower cubicle with glass screen and sliding glass door with mains shower, modern push flush WC, wash hand basin inset into roll top work surface space with storage drawers and cabinets beneath and mixer tap. Double glazed window to the rear (with fitted blinds), radiator, useful storage, boiler cupboard housing the gas fired boiler, adjoining airing cupboard housing the water cylinder and shelving space.

### OUTSIDE

To the front of the property there is a small garden with wrought iron fencing sat on a dwarf brick boundary wall with matching wrought iron pedestrian gate providing access via a pathway to the front entrance door. Double gates then leads down the right hand side of the property via a covered carport, in turn leading to the rear garden and detached garage.

### DETACHED BRICK BUILT GARAGE

20'8" x 11'3" (6.30 x 3.44)

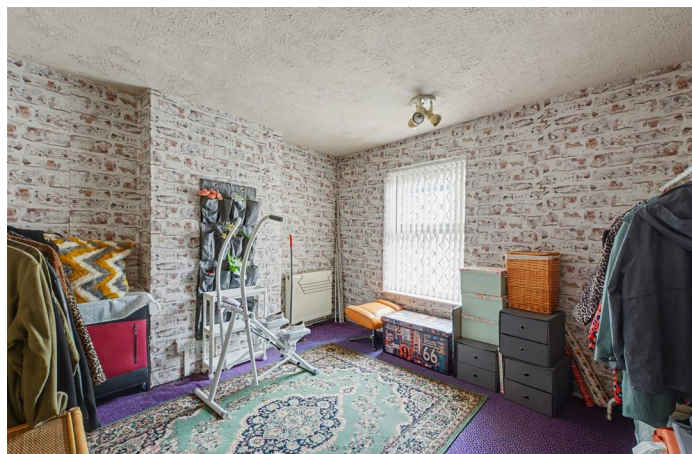
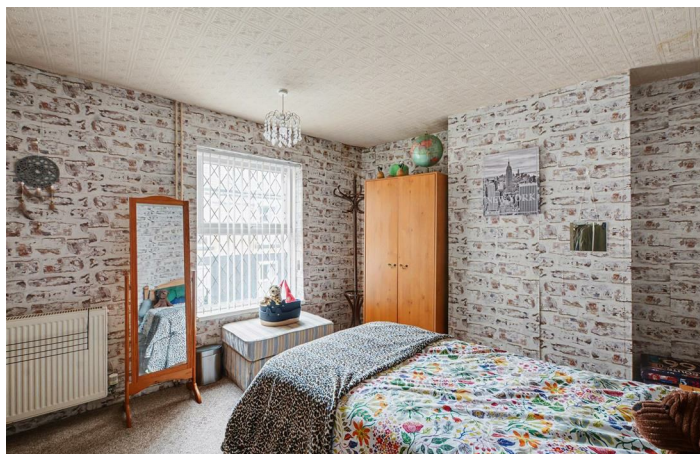
Up and over door to the front, power and lighting points.

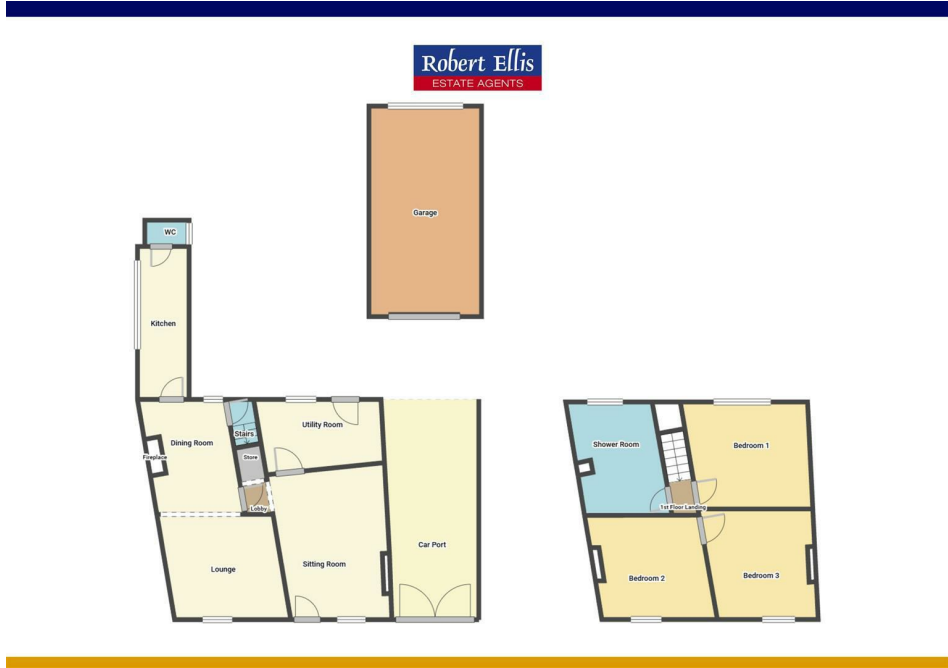
### TO THE REAR

The rear garden is a good overall size being in a non-overlooked position with an initial tarmac patio which continues via the carport into the rear garden. There is a matching pathway which then provides access towards the foot of the plot where there is a flowerbed to the left hand side and an array of bushes and shrubbery within the borders and the rear part of the garden. Centrally, there is a good size garden lawn, as well as an external water tap and lighting point.

### DIRECTIONS

From Ilkeston town centre proceed onto Stanton Road in the direction of Little Hallam, before taking a right hand turn onto Union Road. The property can then be found on the right hand side.





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 82        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  | 41                      |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |  |                         |           |
| 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 |           |

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.