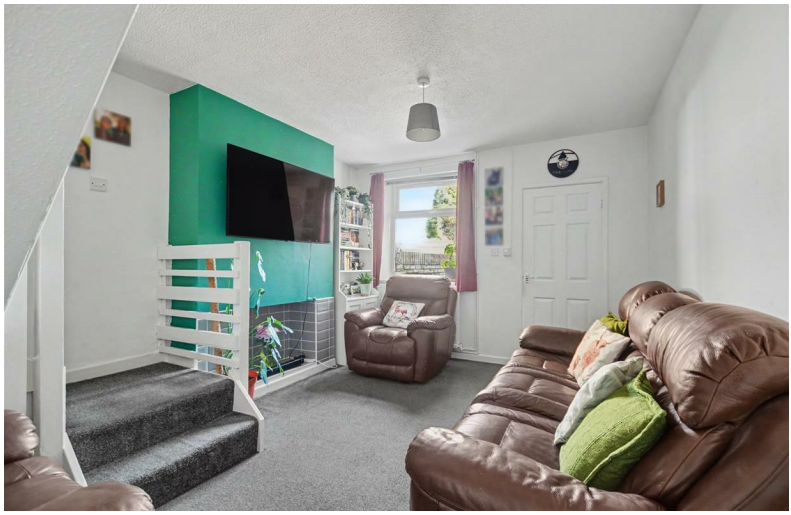
Robert Ellis

look no further. . .



Little Hallam Lane
Ilkeston, Derbyshire DE7 4AH

A TWO BEDROOM MID TERRACED HOUSE.

£130,000 Freehold

0115 949 0044

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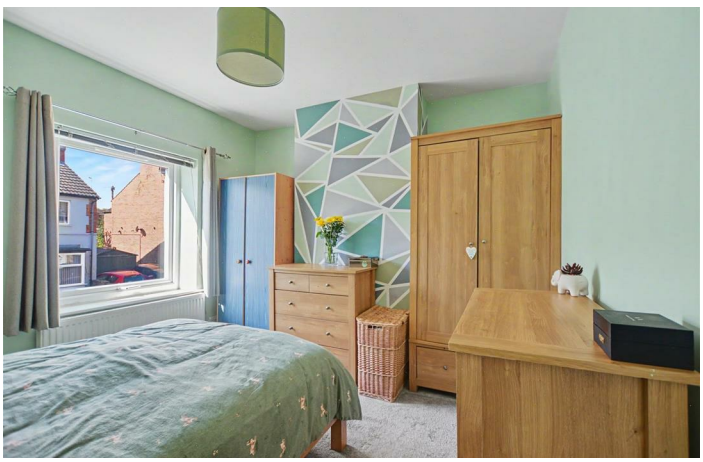
A surprisingly spacious two double bedroom mid terraced house.

Well presented internally and ready for immediate occupation, with gas fired central heating served from a combination boiler which is under warranty and double glazed windows throughout. The property enjoys two good size reception rooms and a modern fitted kitchen.

Situated in this popular residential suburb, conveniently placed within walking distance of local amenities, including a regular bus service and easy access to Ilkeston town centre, as well as nearby supermarkets Morrisons and Tesco.

We believe this property will make a fantastic home for first time buyers and we recommend an internal viewing.



FRONT RECEPTION ROOM
11'5" x 10'2" (3.48 x 3.10)
Currently used as a dining room, with radiator, double glazed window and door to the front.

REAR RECEPTION ROOM
14'7" x 11'3" (4.46 x 3.45)
Currently used as a sitting room, with a dog-leg staircase leading to the first floor, radiator and double glazed window to the rear.

KITCHEN
12'5" x 5'4" (3.81 x 1.64)
Range of modern fitted wall, base and drawer units, with work surfacing and inset stainless steel sink unit with single drainer. Gas/electric cooker with extractor hood over. Plumbing and space for washing machine and space for tall fridge/freezer. Radiator, double glazed windows and door to rear garden.

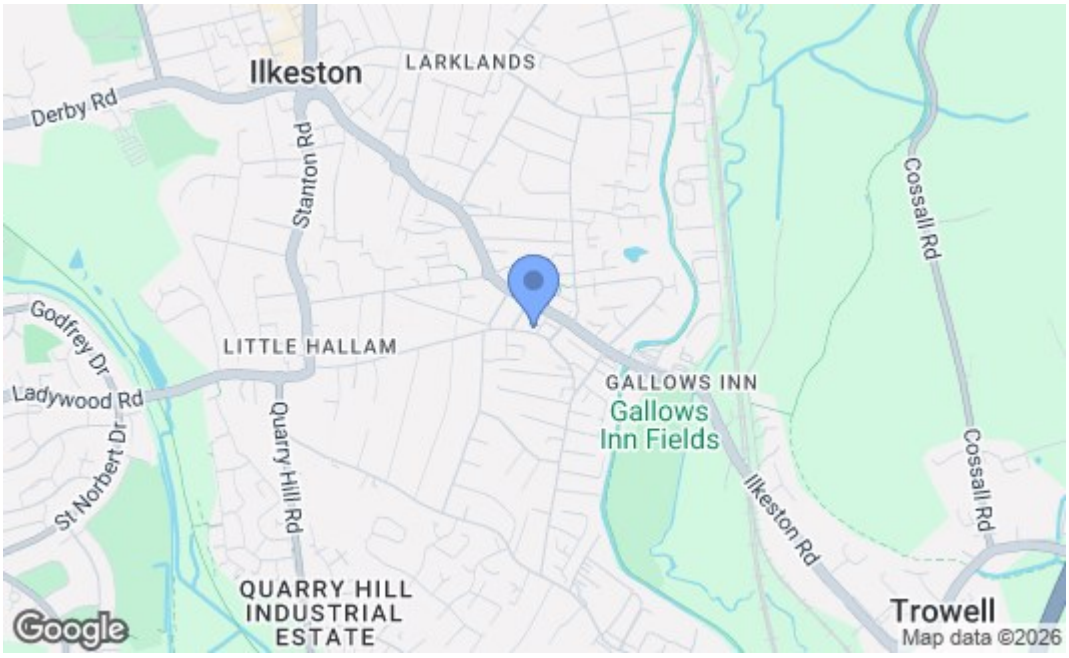
FIRST FLOOR LANDING
Radiator, doors to bedrooms and bathroom.

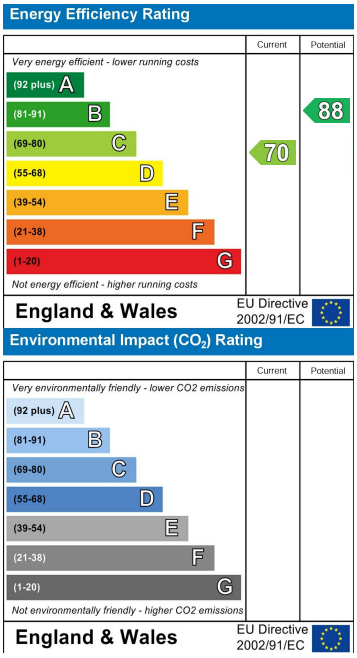
BEDROOM ONE
11'3" x 10'3" (3.45 x 3.13)
Radiator, double glazed window to the front.

BEDROOM TWO
11'6" x 8'4" (3.51 x 2.56)
Overstairs store cupboard, radiator and double glazed window to the rear.

BATHROOM
7'11" x 5'4" (2.43 x 1.63)
Three piece suite comprising pedestal wash hand basin, low flush WC and bath with shower over. Built-in linen cupboard housing gas combination boiler (installed in 2025, having the benefit of the remainder of a 10 years warranty), radiator and double glazed window.

OUTSIDE
The property fronts the pavement and has an enclosed walled-in rear garden which is gravelled for ease of maintenance. There is a gate with alleyway leading to the front of the terrace.





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.

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