



10 Spinney Road, Ilkeston, Derbyshire, DE7 4LH
£950 PCM

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*** LOVELY THREE BEDROOM SEMI DETACHED HOUSE IN THE RESIDENTIAL SUBURB OF ILKESTON***

Located in the popular residential area of Spinney Road, Ilkeston, this well-presented three-bedroom semi-detached property offers spacious accommodation, off-road parking, garage space and a generous rear garden, ideally suited to families, couples and professional tenants.

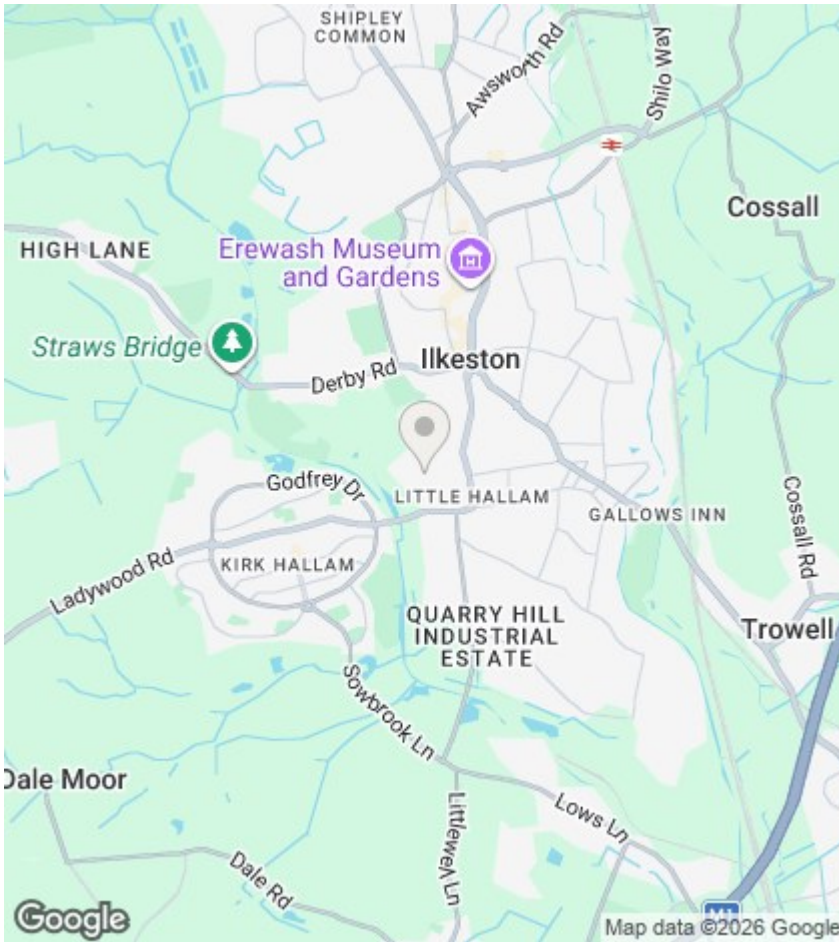
Conveniently located close to Ilkeston town centre, local schools, supermarkets and transport links including the A610, M1 and Ilkeston Train Station, the property offers excellent access to both Nottingham and Derby.

The accommodation briefly comprises an entrance hallway, spacious lounge/reception room and fitted kitchen with access to the garage and rear garden. To the first floor are two well-proportioned double bedrooms, a



Council Tax Band: B





Directions

Viewings

Viewings by arrangement only. Call 0115 9496740 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		71	
(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	