



Ilkeston Road  
Sandiacre, Nottingham NG10 5EA

A TWO BEDROOM MID TERRACED HOUSE  
WITH OFF-STREET PARKING & ENCLOSED  
REAR GARDEN.

**£169,995 Freehold**



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED TWO BEDROOM MID TERRACED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hallway, living room and dining kitchen. The first floor landing then provides access to two bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating, double glazing, side-by-side off-street parking and a generous enclosed rear garden.

Over more recent years, the property has benefitted from being re-roofed and replacement soffits, fascias and guttering.

The property sits favourably within close proximity of excellent nearby schooling for all ages, as well as easy access to Stoney Clouds Nature Reserve and the Erewash Canal footpath, good commuter links nearby such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway and the Nottingham electric tram terminus situated at Bardills roundabout.

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



## ENTRANCE HALL

3'3" x 2'8" (1.00 x 0.83)

uPVC panel and double glazed front entrance door, staircase rising to the first floor, laminate flooring. Door to living room.

## LIVING ROOM

11'1" x 10'11" (3.38 x 3.34)

Double glazed window to the front, media points, coving, spotlights, radiator, central chimney breast with decorative brick insert and tiled hearth housing a multi-fuel burner, Virgin Media point. Door to kitchen.

## DINING KITCHEN

11'3" x 11'1" (3.43 x 3.40)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards, with roll top work surfaces incorporating a single sink and draining board with central mixer tap and decorative tile splashbacks. Space for cooker and full height fridge/freezer, plumbing for washing machine, double glazed window to the rear (with fitted blinds), uPVC panel and double glazed exit door to outside, radiator, useful understairs storage pantry with power point, meter cupboard housing the electrical consumer box and meter, as well as a further storage cupboard which houses the gas meter, shelving and coat pegs.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Loft access point with pull-down loft ladder to a partially boarded and insulated loft space with a drop down light cable.

## BEDROOM ONE

11'10" x 11'3" (3.61 x 3.44)

Double glazed window to the front (with fitted blind), useful overstairs storage/airing cupboard which houses the gas boiler, radiator, display cover.

## BEDROOM TWO

11'1" x 9'3" (3.39 x 2.82)

Double glazed window to the rear (with fitted blind), radiator.

## BATHROOM

7'11" x 6'5" (2.43 x 1.96)

Modern white three piece suite comprising "P" shaped bath with glass shower screen, central mixer tap and an electric shower over, push flush WC, wash hand basin with mixer tap and storage cabinets beneath. Fully tiled walls, double glazed window to the rear (with fitted blind), extraction vent, radiator.

## OUTSIDE

To the front of the property, there is a lowered kerb entry point to a double width driveway providing side-by-side off-street parking for two cars with access to the front entrance door. Decorative slate chippings and side access leading down the left hand side of the property towards the rear garden where a coal store can be found.

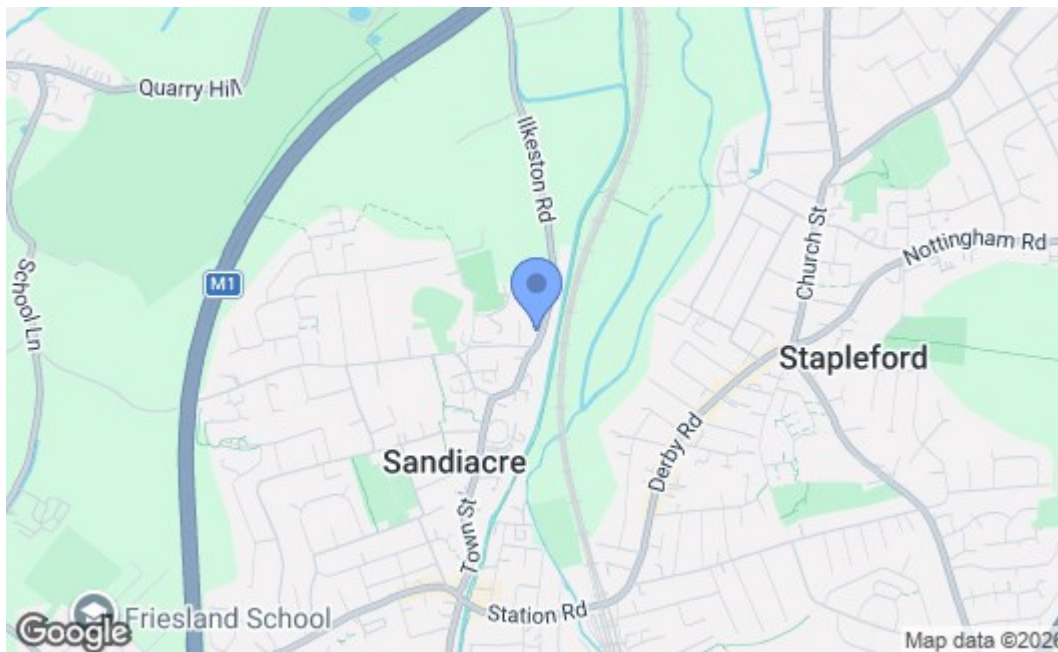
## TO THE REAR

The rear garden is enclosed predominantly by timber fencing with concrete posts and gravel boards to the boundary line and benefits from an initial paved patio seating area (ideal for entertaining) making the most of the afternoon sun. This then leads onto a lawn with planted rockery and flowerbeds housing a wide variety of bushes, shrubs, trees and plants. Towards the foot of the plot, there is a good size garden shed (approx. 10ft x 8ft) with a pitched roof. There is an outhouse with power supply and within the garden there are lighting points and a water tap. There is also a useful external garden store with a double power point.

## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre, crossing the bridge onto Station Road. At the traffic lights, turn right onto Town Street and proceed parallel with the canal, heading in the direction of Stanton by Dale. Follow the bend in the road onto Lenton Street and continue onto Ilkeston Road Sandiacre. The property can be found set back from the road on the left hand side, just after the turning for Starch Lane, identified by our For Sale board.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(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>		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			
<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.