



**Windermere Avenue
Kirk Hallam, Derbyshire DE7 4EZ**

£175,000 Freehold

A TWO BEDROOM END TERRACED
HOUSE OFFERED FOR SALE WITH NO
UPWARD CHAIN.



A surprisingly spacious two double bedroom end terraced house offered for sale with NO UPWARD CHAIN.

This property comes to market in a ready to move into condition with gas fired central heating served from a combination boiler and double glazed windows throughout. The property benefits from a uPVC double glazed conservatory enjoying aspects over the rear garden.

The property has off-street parking leading to a garage and particularly good sized and private gardens over two gentle tiers, the lower garden offering a fantastic degree of privacy.

Situated in this popular residential suburb within walking distance of local schools and a regular bus service. Kirk Hallam is situated on the outskirts of Ilkeston close to open countryside yet within easy reach of Ilkeston town centre which offers a good variety of shops and facilities, with a number of supermarkets and its own train station. Great commutability with good road networks to both Nottingham and Derby.

We believe this property offers fantastic potential to first time buyers to make into a great home.



ENTRANCE HALL

Composite double glazed front entrance door, radiator, stairs to the first floor. Opening to lounge.

LOUNGE

9'8" increasing to 11'1" x 14'10" (2.95 increasing to 3.39 x 4.54)

Radiator, double glazed sliding door leading to the conservatory. Door to the kitchen.

CONSERVATORY

7'1" x 10'2" (2.16 x 3.10)

Radiator, uPVC double glazed windows and French doors opening to the rear garden.

DINING KITCHEN

9'8" x 10'1" increasing to 13'7" to door recess (2.95 x 3.08 increasing to 4.15 to door recess)

Range of Shaker-style fitted wall, base and drawer units, with contrasting work surfacing and inset one and a half bowl ceramic sink unit with single drainer. Built-in electric oven, hob, radiator, double glazed window to the front. Door to utility.

UTILITY

7'3" x 4'10" (2.23 x 1.48)

Wall mounted Baxi combination boiler (for central heating and hot water), plumbing and space for washing machine, further appliance space. Walk-in store cupboard. Composite double glazed door leading to the side.

FIRST FLOOR LANDING

Loft hatch, doors to bedrooms and bathroom.

BEDROOM ONE

15'0" x 11'3" reducing to 9'3" (4.58 x 3.43 reducing to 2.83)

Built-in cupboard, radiator, double glazed window to the rear.

BEDROOM TWO

10'2" x 9'5" (3.11 x 2.89)

Two built-in deep cupboards, radiator, double glazed windows to the front and side.

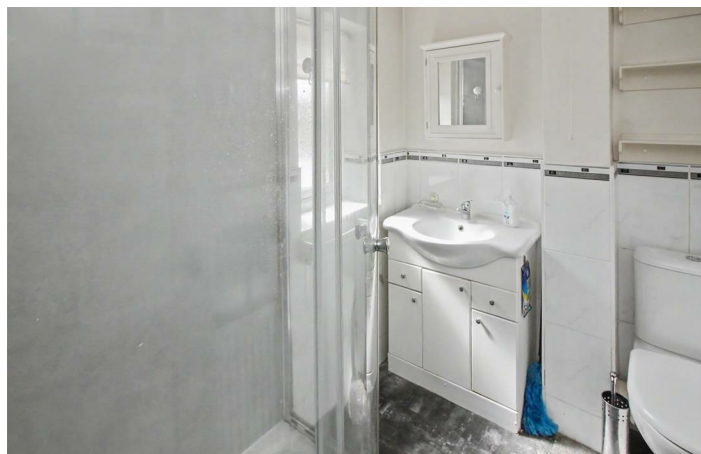
SHOWER ROOM

7'2" x 5'2" (2.20 x 1.60)

Three piece suite comprising wash hand basin with vanity unit, low flush WC, walk-in shower cubicle with electric shower. Partially tiled walls, radiator, double glazed window.

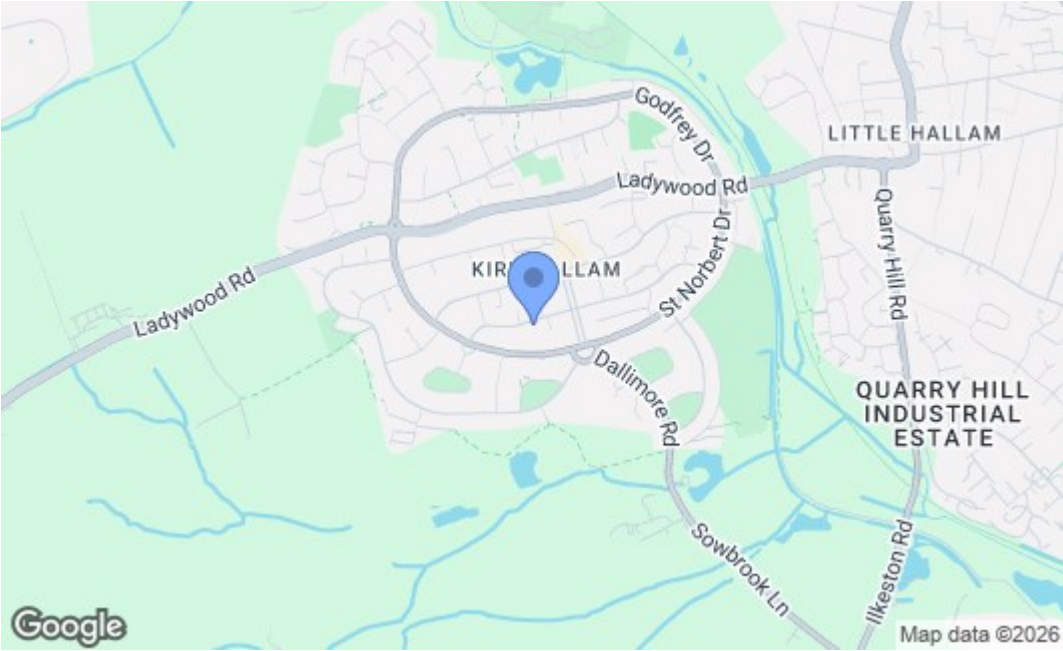
OUTSIDE

To the front is a fenced in garden with lawn and mature flower and shrub borders. The driveway to the side of the property provides off-street parking and leads to a single garage. The rear garden is enclosed and of a generous size with patio area beyond the conservatory and a section of garden laid to lawn flanked to one side with colourful shrub beds. There is a pathway running along the garden to a lower section where there is a seating area behind the garage and lower lawn with mature shrubs.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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