



**Greenhalgh Crescent
Ilkeston, Derbyshire DE7 8GW**

Asking Price £210,500 Freehold

A 2013 CONSTRUCTED THREE STOREY,
THREE BEDROOM, TWO BATHROOM,
THREE TOILET END TOWN HOUSE
OFFERED FOR SALE WITH NO UPWARD
CHAIN.



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET THIS 2013 CONSTRUCTED THREE BEDROOM, TWO BATHROOM, THREE TOILET MODERN END TOWN HOUSE OFFERED FOR SALE WITH THE BENEFIT OF NO UPWARD CHAIN.

With accommodation over three floors, the ground floor comprises spacious entrance hall, kitchen, WC and living room, with French doors opening out to the garden. The first floor landing provides access to bedrooms two and three, as well as the family bathroom. A further staircase rises to the top floor where the principal bedroom, dressing area and en-suite facilities can be found.

The property also benefits from gas fired central heating from combination boiler, two parking spaces to the front and an enclosed garden to the rear.

The property has been freshly decorated throughout, re-carpeted in places and has the benefit of fitted wardrobes to the dressing area on the top floor.

The property comes to the market with the benefit of NO UPWARD CHAIN and is positioned favourably within easy reach of excellent nearby facilities and amenities, including Ilkeston train station, good road networks nearby, open countryside, schooling and shopping facilities.

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



ENTRANCE HALL

16'8" x 6'4" (5.10 x 1.94)

Panel front entrance door, radiator, tiled floor, staircase rising to the first floor (with decorative open spindle balustrade), wall mounted electrical consumer box, burglar alarm system. Doors to living room and kitchen. Further door to ground floor WC.

WC

4'9" x 2'9" (1.46 x 0.86)

Two piece suite comprising push flush WC, wash hand basin, tiled splashbacks. Radiator, extractor fan, tiled floor.

KITCHEN

15'11" x 7'10" (4.87 x 2.41)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit with central mixer tap and draining board. Fitted four ring gas hob with extractor over and oven beneath. Plumbing for undercounter washing machine and dishwasher (dishwasher included), space for full height fridge/freezer, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes), space for dining table and chairs, double glazed window to the front (with fitted blinds), radiator.

LOUNGE

15'2" x 12'11" (4.64 x 3.95)

Double glazed French doors opening out to the rear garden with double glazed windows to either side of the door. Media points, two radiators.

FIRST FLOOR LANDING

Staircase rising to the second floor, radiator, decorative open spindle balustrade, double glazed window to the front (with fitted blinds), useful storage cupboard. Doors to bathroom and bedrooms two and three.

BEDROOM TWO

12'11" x 12'4" (3.96 x 3.78)

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

BEDROOM THREE

11'1" x 6'3" (3.39 x 1.92)

Double glazed window to the front, radiator, TV point.

BATHROOM

6'9" x 6'3" (2.06 x 1.91)

Three piece suite comprising panel bath with glass shower

screen, central mixer tap, mains shower over, wash hand basin with mixer tap and tiled splashbacks, push flush WC. Radiator, extractor fan.

SECOND FLOOR LANDING

Door to main bedroom, radiator.

BEDROOM ONE

14'7" x 13'0" (4.45 x 3.97)

Two Velux roof windows to the rear, radiator, TV point. Opening through to the dressing area.

DRESSING AREA

7'10" x 6'7" (2.41 x 2.02)

Fitted mirror fronted sliding door wardrobes, spotlights. Loft access point with a small area which is boarded with a light. Door to en-suite.

EN-SUITE

9'3" x 9'0" (2.84 x 2.76)

Three piece suite comprising tiled and enclosed shower cubicle with folding glass shower screen, electric shower, push flush WC, wash hand basin with mixer tap and useful storage cabinets beneath. Decorative tiled splashbacks, wall mounted mirror, shaver point, radiator, extractor fan, double glazed window to the front.

OUTSIDE

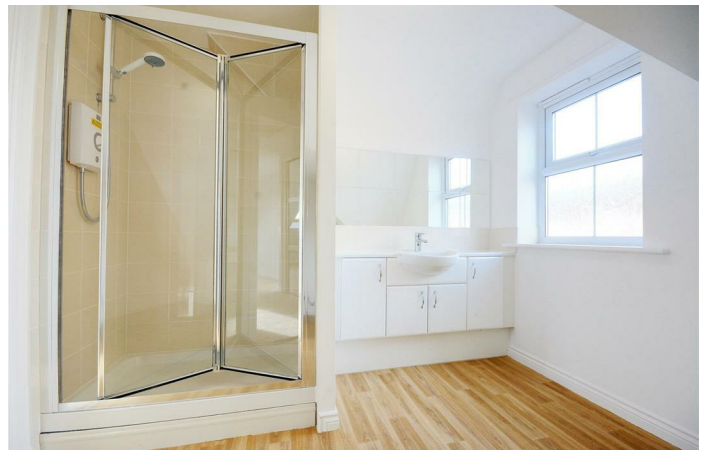
To the front the property benefits from two parking space directly in front of the property. There is a pathway to the front entrance door and side access pedestrian gate leading through to the rear garden.

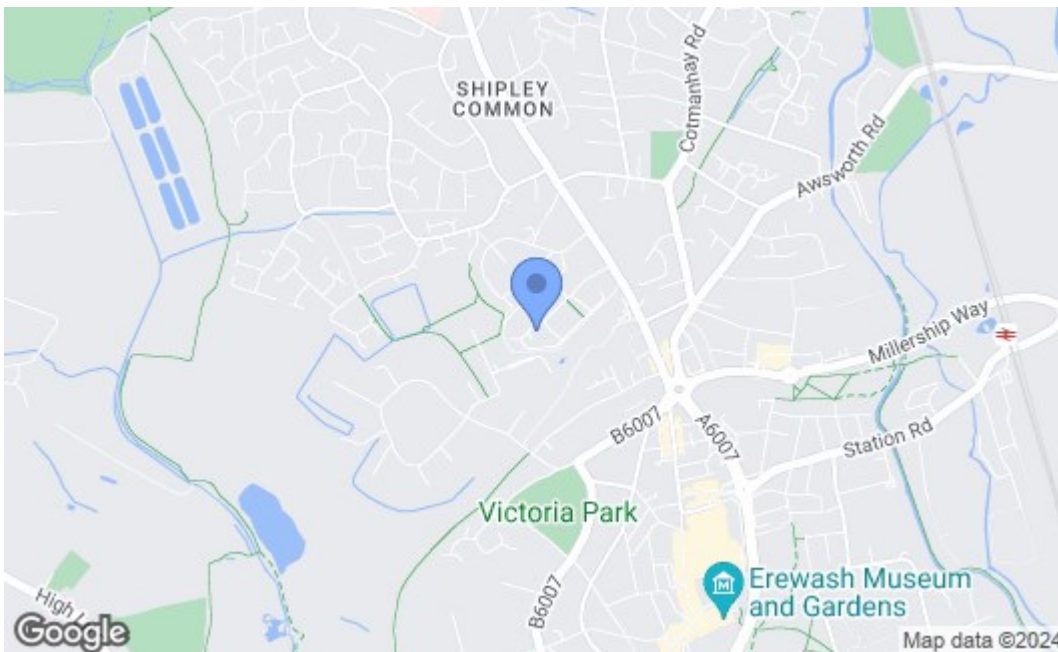
TO THE REAR

The rear garden benefits from an initial paved patio area directly from the French doors from the living room (ideal for entertaining), central pathway providing access to the foot of the plot where a timber storage shed sat on a further patio base can be found. There is a sloping lawn enclosed by fencing to either side with a rear planted flowerbed housing a variety of bushes and shrubbery. Gated pedestrian access leading back around to the front. External power, lighting points and water tap.

DIRECTIONAL NOTE

Proceed away from Ilkeston in the direction of Shipley and Heanor, before taking an eventual left hand turn onto Grey Meadow Road. Continue straight along and veer left at the bend onto Greenhalgh Crescent, and the property can be found on the left hand side. Ref: 8264NH





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		79	
(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 (CO₂) Rating			
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	

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.