Robert Ellis

look no further...







Park Road
Ilkeston, Derbyshire DE7 5DN

A BAY FRONTED THREE BEDROOM MID TERRACED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£175,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS BAY FRONTED THREE BEDROOM MID TERRACED HOUSE OFFERED FOR SALE WITH NO UWPARD CHAIN.

With accommodation over two floors, the ground floor comprises a bay fronted living room, inner lobby, dining room, kitchen and WC. The first floor landing then provides access to three good size bedrooms and a shower room.

The property benefits from gas fired central heating from a combination boiler, double glazing and enclosed garden space to the rear.

The property is located within easy access of the nearby town centre amenities, as well as good transport links to and from the surrounding area, including bus services, road networks and Ilkeston train station.

The property also benefits from a modern fitted kitchen and first floor bathroom suite.

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





LIVING ROOM
15'1" into bay x 11'11" (4.60 into bay x 3.64)
Composite and double glazed front entrance door set within a double glazed arch window above the door, double glazed bay window to the front, meter cupboard, media points, central chimney breast incorporating a tiled hearth, radiator and opening through to inner lobby.

INNER LOBBY
3'2" x 2'10" (0.97 x 0.88)
Useful understairs storage space with coat pegs and spotlight, and opening through to the dining room.

DINING ROOM
12'9" x 11'8" (3.91 x 3.57)
Opening to the staircase rising to the first floor, radiator, media points, double glazed window to the rear and central chimney breast incorporating fireplace opening, radiator and door to the kitchen.

KITCHEN
15'3" x 6'11" (4.65 x 2.13)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with laminate-style roll top work surfaces incorporating a one and a half bowl sink unit with draining board and central swan-neck mixer tap, decorative tiled splashbacks, four ring gas hob with extractor over and oven beneath, space and plumbing for under-counter washing machine and dishwasher, integrated fridge/freezer, double glazed window to the side, uPVC door to the garden and boiler cupboard housing the gas fired combination boiler (for central heating and hot water). Door to WC.

WC
6'8" x 2'11" (2.05 x 0.91)
Modern white two piece suite comprising push flush WC and wash hand basin with mixer tap and storage cabinets beneath. Matching floor into the kitchen, double glazed window to the rear and radiator.

FIRST FLOOR LANDING
Doors to all bedrooms and shower room, radiator and loft access point with wooden pull-down ladder to a partially boarded and insulated loft space.

BEDROOM ONE
12'5" x 11'10" (3.80 x 3.63)
Two double glazed windows to the front and radiator.

BEDROOM TWO
12'11" x 10'4" (3.95 x 3.16)
Double glazed window to the rear and radiator.

BEDROOM THREE
12'7" x 8'11" (3.85 x 2.73)
Double glazed window to the rear, radiator and freestanding wardrobes.

SHOWER ROOM
5'9" x 8'2" (1.76 x 2.50)
Modern three piece suite comprising tiled shower cubicle with glass screen and hidden piped dual attachment mains shower incorporating Drench shower head, wash hand basin with mixer tap and two storage drawers beneath, and push flush WC. Double glazed window to the side, wall mounted bathroom mirror, chrome ladder towel radiator and spotlights.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.

OUTSIDE
To the front of the property, there is a brick boundary wall, pedestrian gate and stepped access leading to the front entrance door. Gated pedestrian access (shared) then leads down the side of the property into the rear garden. The rear garden is designed for straightforward maintenance, enclosed by timber fencing and a brick wall to the boundary line. Paved with planted flowerbeds.

DIRECTIONS
From the main Ilkeston roundabout, continue straight down Park Road, over the next mini roundabout joining Park Avenue, the property can be found on the right hand side, identified by our For Sale board.





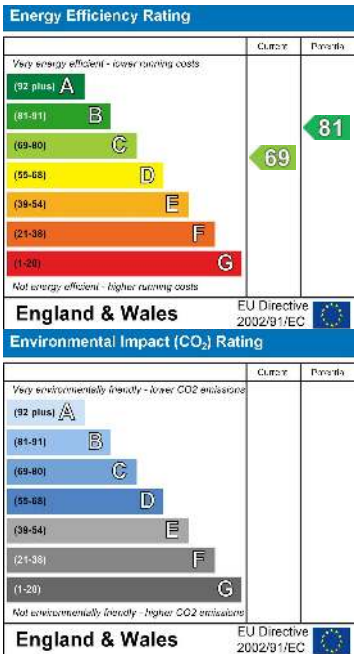












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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