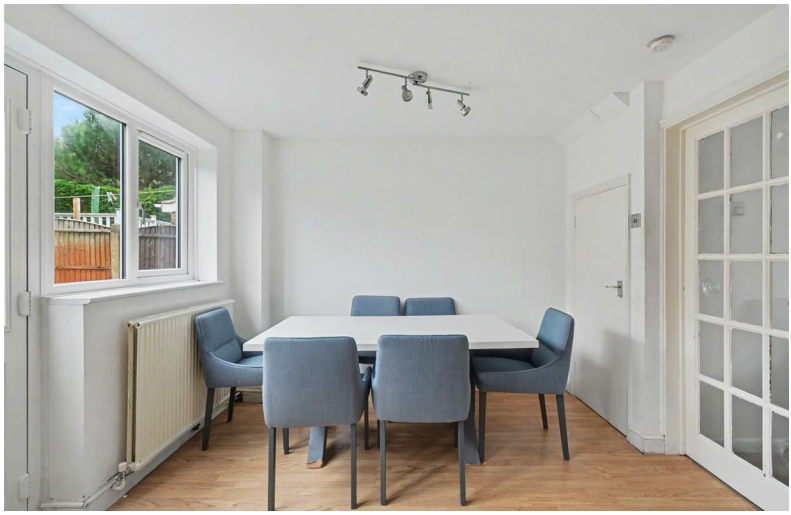
Robert Ellis

look no further. . .







Newstead Road South
Shipley View, Derbyshire DE7 8UW

A THREE BEDROOM SEMI-DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£215,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS THREE BEDROOM SEMI-DETACHED HOUSE SITUATED WITHIN THIS ESTABLISHED RESIDENTIAL LOCATION.

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

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

The property is located within this favoured and established residential location with easy access to nearby schooling, the shops, services and amenities in Ilkeston town centre, as well as Shipley Country Park and the Nutbrook Trail. There is also easy access to an array of transport links including Ilkeston train station which is just a short journey away.

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





LOBBY
5'3" x 4'11" (1.62 x 1.51)
Composite and double glazed front entrance door with double glazed windows either side of the door, exposed brickwork to two sides, spotlights, laminate flooring, Virgin Media point and Georgian-style internal panel and glazed door to the living room.

LIVING ROOM
15'4" x 14'8" (4.68 x 4.48)
Double glazed bow window to the front, additional double glazed window to the side (with fitted blinds), staircase rising to the first floor, coving, wall light points, radiator, media points and central chimney breast incorporating an Adam-style fire surround with a coal effect fire. Further Georgian-style panel and glaze door leads to the dining kitchen.

DINING KITCHEN
14'7" x 10'6" (4.47 x 3.21)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating one and a half bowl sink unit with draining board and central swan-neck mixer tap. Space for cooker with extractor canopy over, plumbing for washing machine, space for under-counter fridge or freezer, tiled splashbacks, glass fronted crockery cupboards, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), radiator, laminate flooring, two double glazed windows to the rear, composite and double glazed exit door, useful understairs storage cupboard with shelving and consumer unit.

FIRST FLOOR LANDING
Double glazed window to the side, radiator, loft access point, doors to all bedrooms and bathroom.

BEDROOM ONE
15'8" x 8'5" (4.79 x 2.59)
Double glazed window to the front (with fitted blinds), radiator, coving, useful storage cupboard with shelving.

BEDROOM TWO
9'2" x 8'6" (2.81 x 2.60)
Double glazed window to the rear, radiator, TV point.

BEDROOM THREE
10'10" x 6'0" (3.32 x 1.83)
Double glazed window to the front, radiator, TV point, useful overstairs storage closet with shelving.

BATHROOM
6'2" x 6'2" (1.89 x 1.89)
Three piece suite comprising panel bath with foldaway glass shower screen, mixer tap and Triton electric shower over, wash hand basin with mixer tap and push flush WC. Partial tiling to the walls, chrome ladder towel radiator, double glazed window to the rear, spotlights and extractor fan.

OUTSIDE
To the front of the property, there is a lowered kerb entry point leading to a side driveway which provides off-street parking for 2/3 vehicles with pedestrian gated access then leading into the rear garden. The front garden has L-shaped lawn with flowerbeds housing a variety of bushes and shrubbery.

TO THE REAR
The rear garden is of a good overall size (ideal for families) with an initial paved patio seating area leading onto a sloped garden lawn with hedgerow and fencing to the boundary line incorporating a variety of bushes, shrubs and trees, as well as a greenhouse. Pedestrian gated access leads back to the front.

DIRECTIONS
Proceed away from Ilkeston town centre in the direction of Shipley and Heanor before taking an eventual left hand turn onto Kedleston Drive. Take the first right and first left onto Newstead Road South. The property can be found on the right hand side, identified by our For Sale board.

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



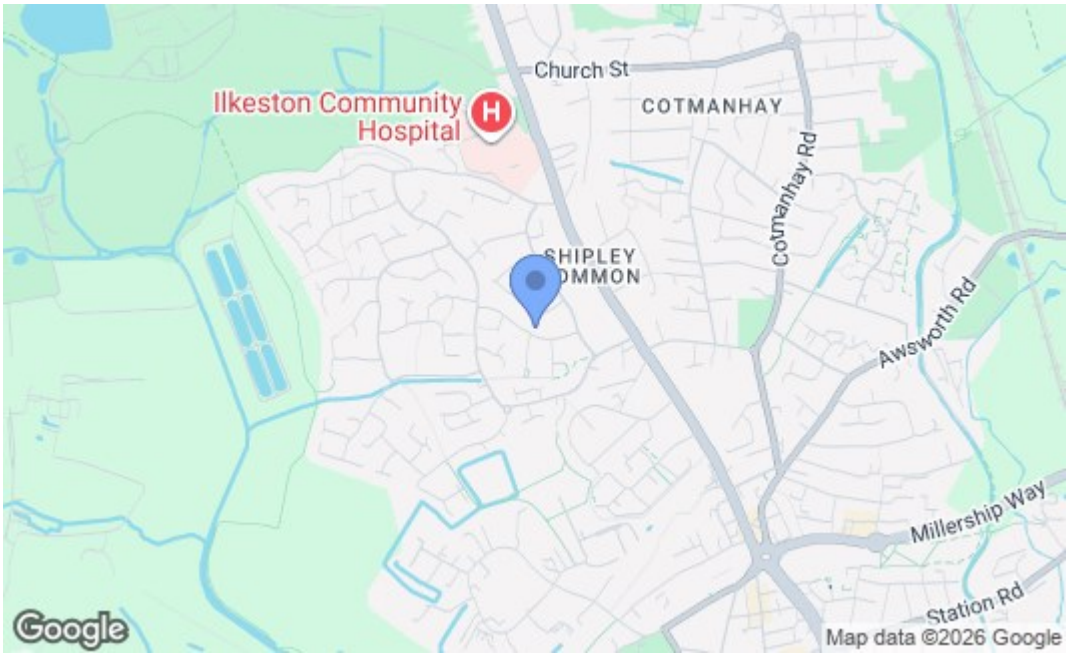


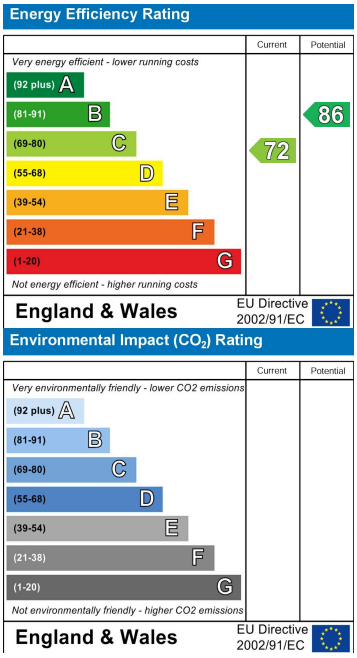












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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