

Southside, Wharncliffe Road, Ilkeston, DE7 5GF Guide Price £90,000-£100,000 Leasehold



# Southside, Wharncliffe Road,

### llkeston

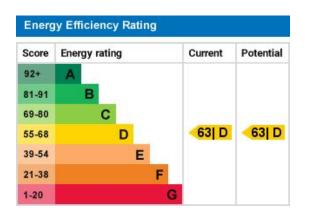
1 Bedroom, 1 Bathroom

#### Guide Price £90,000-£100,000

- Superb, One Bedroom First Floor Apartment
- Spacious Interior
- Town Centre Location
- Ideal Investment Opportunity/FTB
- Modern Finish Throught
- Town Centre Location
- Leasehold

\*\*\*Deceptively Spacious One Double Bedroom Apartment Located In Ilkeston Town Centre - Modern Interior -Allocated Parking!\*\*\*









OPEN PLAN LIVING/KITCHEN/DINING AREA 23' 0" x 19' 1" (7.01m x 5.82m) The spacious open plan living area has a fitted kitchen offering a range of fitted high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated appliances and wood effect floor covering. The living/dining area has a fitted carpet, two windows a fitted ceiling spotlight.

BEDROOM 18' 9" x 11' 3" (5.72m x 3.43m) Spacious double room offering a fitted carpet, wall mounted electric panel heater, internal window and fitted ceiling spotlights.

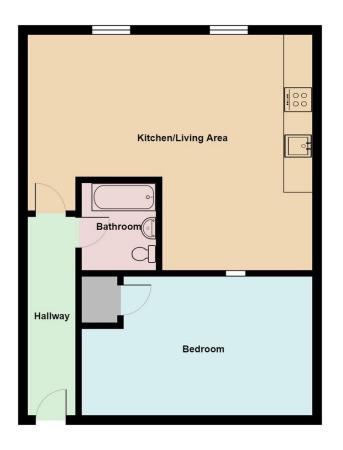
BATHROOM With a fitted suite comprising of a panelled bath with shower over, low flush w.c., pedestal wash hand basin, part wall tiling, wood effect floor covering and fitted ceiling spotlight.

The property is centrally located in the town centre of Ilkeston with an array of amenities on the doorstep. It's strategic position offers easy access to both Nottingham and Derby. The property is ideal for investors; with tenants in situ or can be sold with vacant possession.









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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make an appointment to view before embarking on any journey to see a contract, nor form part of one. Sonic / laser Tape: Measurements the using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

