



14 Northfield Avenue, Ilkeston, DE7 8EH

**Offers over £180,000**

RENSHAW ESTATES are Pleased to offer this RECENTLY RENOVATED THREE BED SEMI-DETACHED \* No Upward Chain \* REFITTED KITCHEN \* Refitted Bathroom \* Re-Carpeted Throughout \* DRIVE & GARAGE \* Rear Garden \* Cul-De-Sac Position \* Close to Amenities \* VIRTUAL VIDEO TOUR

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## ENTRANCE HALL

UPVC double glazed door, radiator, tiled flooring, stairs to first floor, ceiling spotlights.

## LOUNGE 5.3M X 2.7M (17'5" X 8'10")

Two UPVC double glazed windows, radiator, ceiling spotlights.

## DINING ROOM 4.3M X 3.3M (14'1" X 10'10")

UPVC double glazed Bow window, radiator, ceiling spotlights.

## KITCHEN 4.3M X 4M (14'1" X 13'1")

UPVC Double glazed French doors and three windows, wall and base units with worktops, breakfast bar, tiled splash backs, 1½ drainer sink, gas hob, electric oven, extractor hood, Combination boiler, radiator, tiled flooring, ceiling spotlights, storage cupboard.

## LANDING

UPVC double glazed window, loft access, ceiling spotlights.

## BEDROOM 5.4M X 2.7M (17'9" X 8'10")

Two UPVC double glazed windows, radiator, ceiling spotlights.

## BEDROOM 3.4M X 2.9M (11'2" X 9'6")

UPVC double glazed window, radiator, ceiling spotlights.

## BEDROOM 1.9M X 1.8M (6'3" X 5'11")

UPVC double glazed window, radiator, ceiling spotlights.

## BATHROOM 3.4M X 1.8M (11'2" X 5'11")

UPVC double glazed window, chrome heated towel rail, bath with shower over, vanity wash basin and WC, tiled walls and flooring, ceiling spotlights.

## OUTSIDE

Front: Plum slate front with concrete driveway leading to Detached garage. Rear: Slabbed patio with steps down to garden and storage shed.

## GARAGE

Up and over door.

## EPC INFORMATION

Energy Efficiency Rating: E

## CURRENT COUNCIL TAX BAND B

## MORTGAGE & SOLICITORS..

We have you covered with everything under one roof.

Please get in touch to discuss how we can help with your mortgage and your conveyancing with our recommended solicitors.

## ANTI MONEY LAUNDERING

In order for us to comply with current regulations, we will require evidence of identification for any prospective purchaser. We ask for your prompt co-operation so as not to delay the negotiation or sales process.

## ADDITIONAL INFORMATION

These particulars do not constitute any part of the offer or contract. All measurements are approximate. Any mentioned appliances and services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make

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or give, neither do Renshaw Estates nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

We are members of the Property Redress Scheme: [www.theprs.co.uk](http://www.theprs.co.uk)

