



9 Nelper Crescent, Ilkeston, DE7 4DU

Offers over £140,000

RENSHAW ESTATES offer this THREE BED TERRACED * Cul-De-Sac Position * OPEN VIEWS TO REAR * Refitted Kitchen * GENEROUS REAR GARDEN * Combination Boiler * NEUTRAL DECOR * Popular Location * VIEWING ADVISED * Resin Driveway *



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ENTRANCE HALL

UPVC double glazed door, stairs to first floor.

LOUNGE 4.3M X 3.3M (14'1" X 10'10")

UPVC double glazed Bay window, UPVC double glazed window, radiator, electric fireplace.

KITCHEN 4.3M X 2.1M (14'1" X 6'11")

UPVC double glazed door and window, radiator, wall and base units with worktops, tiled splash backs, stainless sink, gas hob, electric oven, stainless extractor.

BATHROOM 2.4M X 1.7M (7'10" X 5'7")

UPVC double glazed window, chrome heated towel rail, panelled bath with shower over, wash basin, WC, tiled splash backs.

LANDING

UPVC double glazed window, radiator, loft access.

BEDROOM 4.4M X 3.2M (14'5" X 10'6")

UPVC double glazed window, radiator, storage cupboard housing Worcester combination boiler.

BEDROOM 3.1M X 2.4M (10'2" X 7'10")

UPVC double glazed window, radiator, fitted wardrobe.

BEDROOM 3.3M X 1.9M (10'10" X 6'3")

UPVC double glazed window, radiator.

OUTSIDE

Front: Resin driveway with concrete path leading to front.

Rear: Enclosed garden mainly laid to lawn with patio area and open views to rear.

EPC INFORMATION

Energy Efficiency Rating = E

CURRENT COUNCIL TAX BAND

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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 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

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