



74 Park Road, Ilkeston, DE7 5DA

**£170,000**

RENSHAW ESTATES are Proud to offer this Beautifully Presented TWO BED SEMI-DETACHED \*  
REFITTED DINING KITCHEN \* Double Bedrooms \* CENTRAL LOCATION \* Driveway \* REFITTED  
BATHROOM \* Internal Viewing Highly Advised \* VIDEO TOUR AVAILABLE \*



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## ENTRANCE HALL

Composite double glazed door, UPVC double glazed window, radiator, stairs to first floor.

## LOUNGE 5M X 3.9M (16'5" X 12'10")

UPVC double glazed Bay window, radiator.

## DINING KITCHEN 4.9M X 3M (16'1" X 9'10")

UPVC double glazed French doors, door and window, radiator, wall and base units with roll edge worktops, tiled splash backs, electric induction hob, oven, stainless extractor hood, 1½ drainer stainless 'Smeg' sink, under stairs storage cupboard, ceiling spotlights, Combination boiler.

## LANDING

UPVC double glazed window, loft access.

## BEDROOM 3.9M X 3.9M (12'10" X 12'10")

UPVC double glazed window, radiator, walk in wardrobe with UPVC double glazed window.

## BEDROOM 3M X 2.8M (9'10" X 9'2")

UPVC double glazed window, radiator.

## BATHROOM 2M X 2M (6'7" X 6'7")

UPVC double glazed window, panelled 'L' shaped bath with dual rainfall shower, pedestal wash basin, close coupled W.C., chrome heated towel rail, tiled splash backs, ceiling spotlights.

## OUTSIDE

Front: Concrete driveway with raised planter.

Rear: Enclosed garden laid to lawn with timber shed.

## EPC INFORMATION

Energy Efficiency Rating = F

## 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 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)

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