



59 Coppice Avenue
Ilkeston DE7 8QD
£160,000

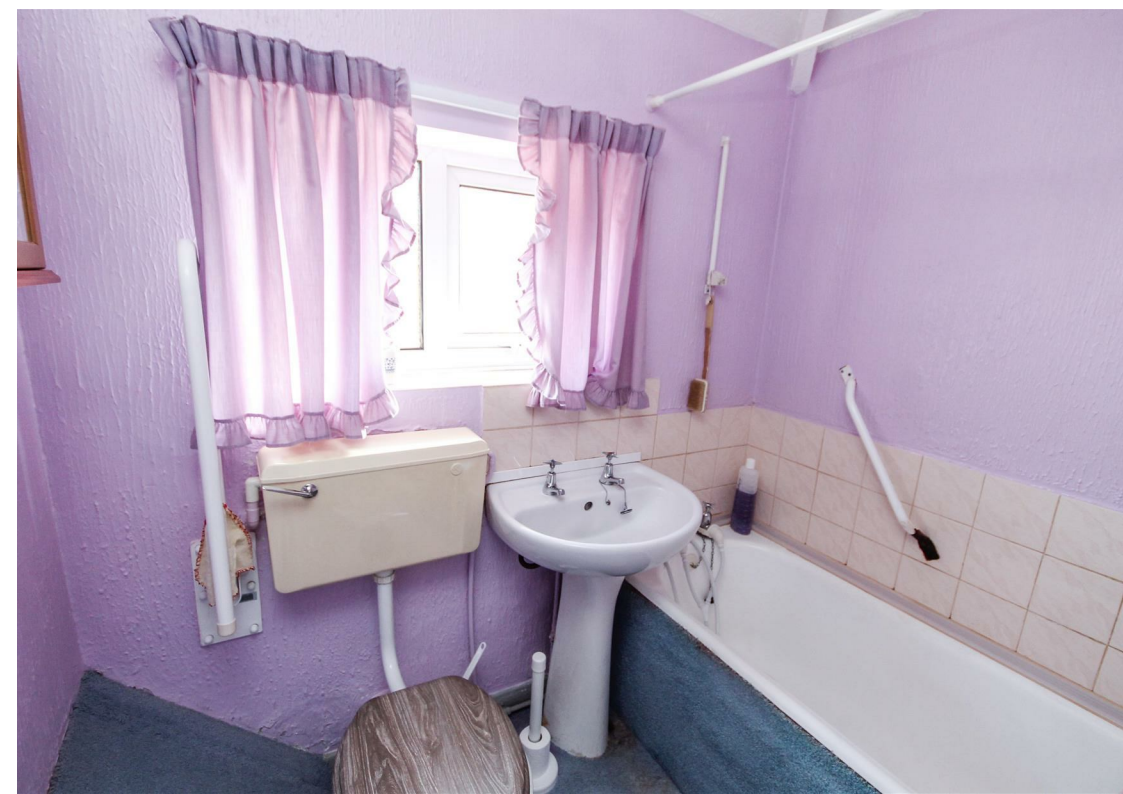
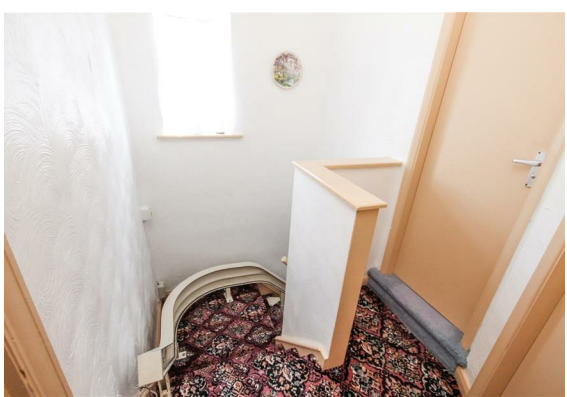
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59 Coppice Avenue

Ilkeston DE7 8QD

Three bedroom family home for sale with off road parking & low maintenance garden, inside the property comprises of lounge, kitchen & downstairs WC, with three bedrooms & a family bathroom on the first floor & is ideal for the first time buyer or young family.

Ilkeston is a much sought-after market town centrally located half way between Nottingham and Derby in the borough of Erewash and has a wide range of facilities. Ilkeston boasts its own railway station and is just 10 minutes from both junction 25 and 26 of the M1 motorway and has fantastic public transport links. Both Nottingham City and the QMC Hospital are less the 20 minutes away.





Entrance Hallway

Double glazed door to the front elevation, stairs to first floor, doors off, radiator & fitted carpet.

Lounge

14'4" x 11'6" (4.37m x 3.51m)

Double glazed window to the front elevation, gas fire, cupboard housing meters, TV point, radiator & fitted carpet.

Kitchen

14'3" x 9'1" (4.34m x 2.77m)

Two double glazed windows to the rear elevation, wall & base units with laminate worktop over, electric oven & gas hob with extractor over, stainless steel sink & drainer with mixer tap, tiled splash backs, space for fridge & freezer, plumbed for washing machine, radiator & door to inner lobby.

Inner Lobby

Double glazed door to the rear elevation, door to downstairs toilet.

Downstairs Toilet

5'7" x 3'3" (1.70m x 0.99m)

Frosted double glazed window to the side elevation, low flush WC.

First Floor

Double glazed window to the side elevation, loft hatch & doors off.

Bedroom One

11'0" x 8'7" (3.35m x 2.62m)

Double glazed window to front elevation, radiator & fitted carpet.

Bedroom Two

12'1" x 8'11" (3.68m x 2.72m)

Double glazed window to the rear elevation, storage cupboard with hot water tank, radiator & fitted carpet.

Bedroom Three

8'8" x 8'8" (2.64m x 2.64m)

Double glazed window to the rear elevation, radiator & fitted carpet.

Bathroom

6'4" x 5'9" (1.93m x 1.75m)

Frosted double glazed window to the side elevation, bath, low flush WC, wash hand basin, radiator & carpet.

Outside

Rear Garden

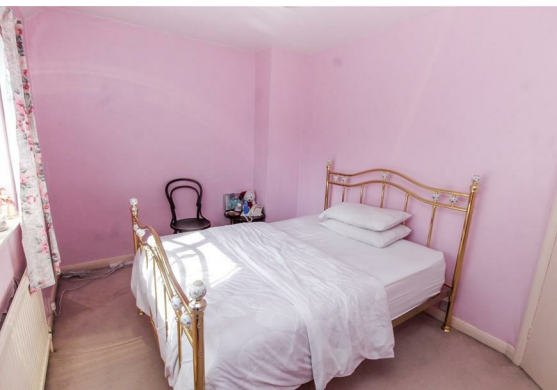
Low maintenance rear garden with patio area, gravel area, concrete area with shed & fence boundary.

Frontage

Driveway parking with wrought iron gates & front courtyard.

Council Tax Band

Council Tax Band A



Floor Plan



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

