



25 Welbeck Avenue
Kirk Hallam DE7 4NL

£245,000



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Spacious two bedroom detached bungalow with off-road parking & attached garage. Located on a generous corner plot with front, side & rear gardens, the property would benefit from some modernisation & improvement. Inside there are two reception rooms, breakfast kitchen, two bedrooms & a shower room & viewing is highly recommended.

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 hospital and the QMC Hospital are less than 20 minutes away.





Porch

Sliding double glazed patio doors into porch, to the front elevation & single glazed door into hallway.

Entrance Hallway

Single glazed wooden door, single glazed window, doors off, wood panelling, high shelving & fitted carpet.

Lounge

15'11" x 13'11" (4.85m x 4.24m)

Two double glazed windows to the front & side elevations, wooden fire surround with marble effect hearth housing gas fire, TV point, wall mounted radiator & archway to dining room.



Dining Room

7'11" x 7'10" (2.41m x 2.39m)

Double glazed window to the side elevation, serving hatch & wall mounted radiator.

Kitchen

13'7" x 7'10" (4.14m x 2.39m)

Double glazed window & door to the rear elevation, kitchen cupboards with worktop over, stainless steel sink & drainer with mixer tap, space for electric cooker, space for fridge/freezer & radiator.



Shower Room

7'10" x 5'5" (2.39m x 1.65m)

Frosted double glazed window to the rear elevation, walk-in cubicle with electric shower, low flush WC, pedestal wash hand basin, cupboard housing boiler, heated towel rail & part tiled walls.

Bedroom One

12'1" x 11'1" (3.68m x 3.38m)

Double glazed window to the front elevation, sliding doors fitted wardrobes & radiator.

Bedroom Two

11'5" x 7'4" (3.48m x 2.24m)

Double glazed window to the rear elevation & wall mounted radiator.

Front & Side

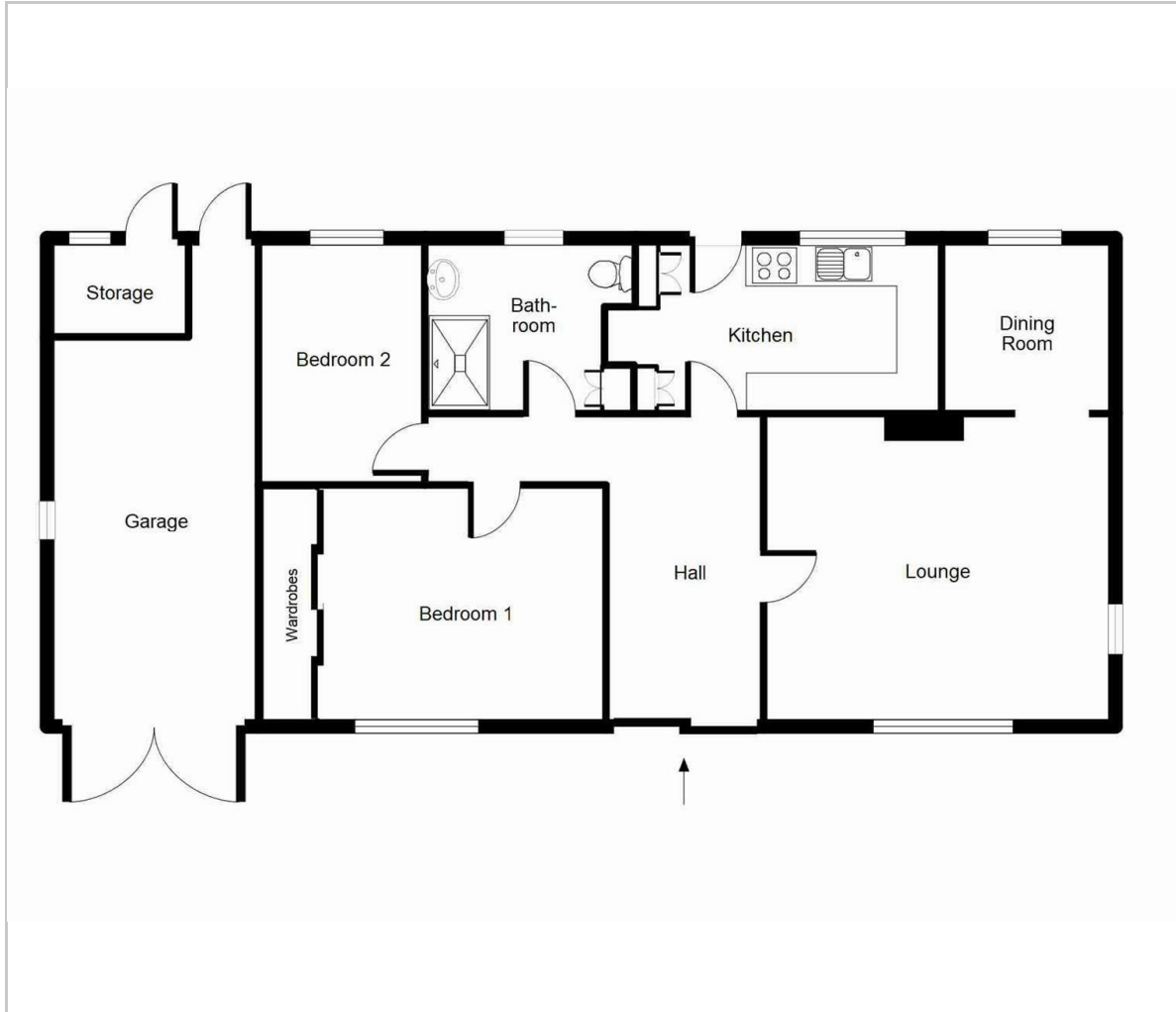
Paved frontage with driveway to attached garage, wrought iron gates, wall & hedge boundary.

Rear Garden

Paved rear garden with greenhouse & fence boundary.



Floor Plan

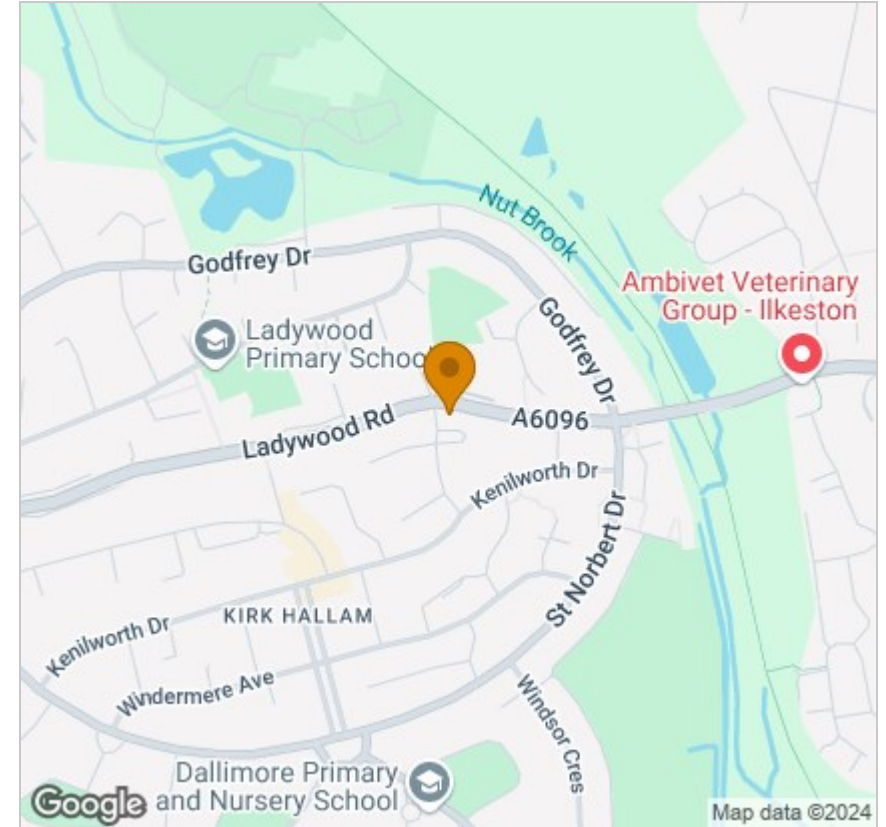


Viewing

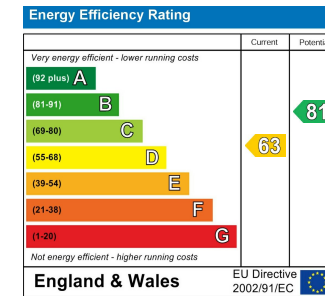
Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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