



29 Blackburn Place  
Ilkeston DE7 8LB

£130,000



## 29 Blackburn Place

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Two bedroom semi-detached home in need of some modernisation with off road parking & enclosed rear garden. Inside the accommodation comprises of lounge, kitchen/diner, family bathroom & two double bedrooms.

This property is ideal for first time buyer or buy to let investor.

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.





## Ground floor Accommodation

### Porch

4'10" x 5'9" (1.47m x 1.75m)  
Door to entrance hall.

### Entrance Hallway

Stairs to the first floor, doors leading off, cupboard housing Valliant boiler (Installed 2021)

### Lounge

17'9" x 11'4" (5.41m x 3.45m)

Double glazed window to front elevation, double glazed French door to rear elevation & radiator.

### Kitchen

11' 9" x 11'6" (3.35m 2.74m x 3.51m)

Double glazed door & window to the rear elevation, wall & base units with laminate worktop over, stainless steel sink & drainer with mixer tap, tiled splash backs, free standing electric cooker, plumbed for washing machine, space for fridge & vinyl flooring.

### First Floor Landing

Doors off to all rooms, loft hatch & radiator.

### Bedroom One

13'8" x 10'1" (4.17m x 3.07m)

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

### Bedroom Two

11'9" x 11'4" (3.58m x 3.45m)

Double glazed window to the rear elevation & radiator.

### Bathroom

6'0" x 4'10" (1.83m x 1.47m)

Frosted double glazed window to the front elevation, panelled bath with shower over, pedestal wash hand basin, part tiled walls, heated towel rail & laminate flooring.

### Separate W.C.

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

### Cupboard

4'5" x 2'7" (1.35m x 0.79m)

Large storage cupboard with hooks and radiator.

### Outside

#### Rear Garden

Enclosed rear garden with patio area, lawn area with middle path, brick wall & hedge boundary, brick outbuilding.

#### Front Garden

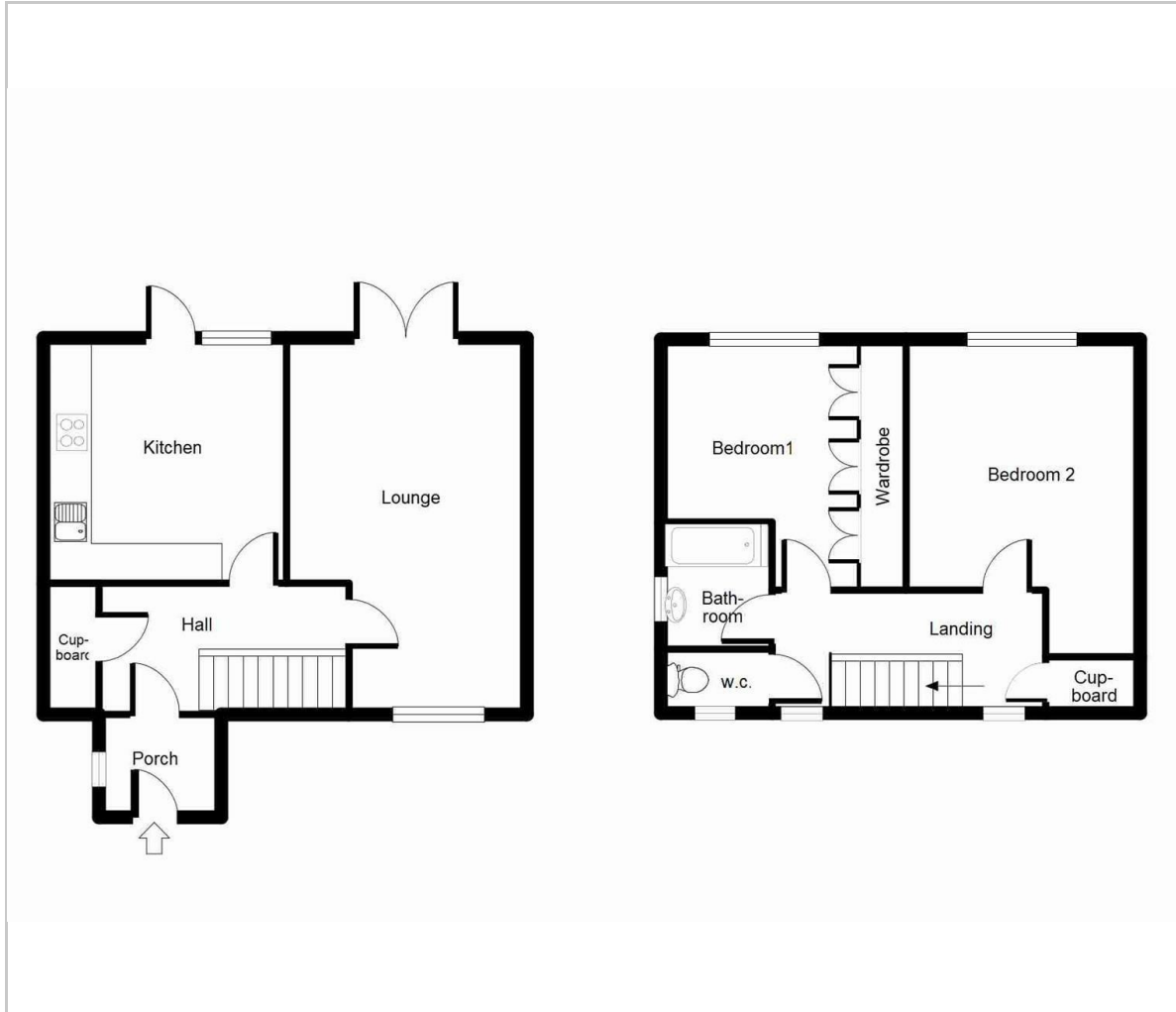
Lawned front garden with driveway leading to detached garage.

#### Garage

Twin wooden doors, wooded rear door (N.B the Garage is an age where Asbestos may be present)



## Floor Plan



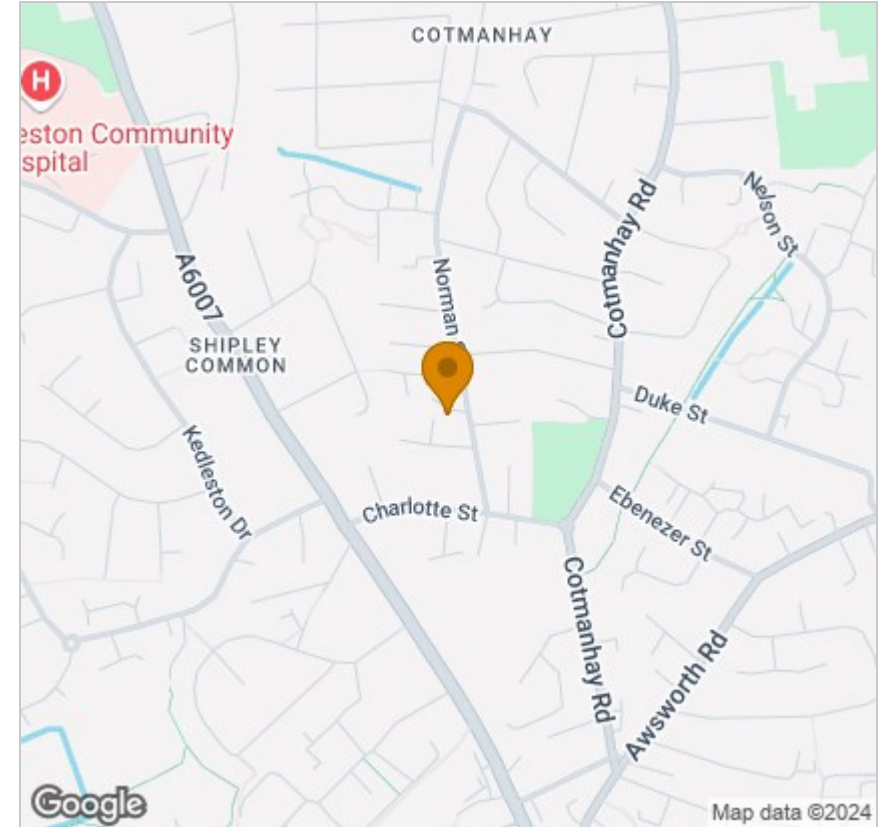
## Viewing

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

