



37 Graham Street  
Ilkeston DE7 5ND  
£150,000

3 bedrooms, 1 bathroom, 1 living room, and a dining area.

## 37 Graham Street

Ilkeston DE7 5ND

Recently renovated to a high standard this three bedroom mid-terrace home is the ideal property for a First Time Buyer or Buy-to-Let Investor. Inside the accommodation comprises of lounge, breakfast kitchen & family bathroom with three bedrooms and 2nd wc on first floor. The enclosed low maintenance rear garden contains a brick built barbeque area.

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 15 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.





### Lounge

15'2 x 11'10 (4.62m x 3.61m)

Enter via composite door into lounge, double glazed window to the front elevation, stairs to first floor, cupboard housing meters & consumer unit, radiator, fitted carpet & open plan to breakfast kitchen.

### Breakfast Kitchen

11'11 x 11'10 (3.63m x 3.61m)

Double glazed window to the rear elevation, New range of wall & base units with laminate worktop over, stainless sink & drainer with mixer tap, tiled surround, integrated electric oven & grill with electric hob & extractor fan over, space for washing machine & fridge/freezer, spotlights, vertical radiator, vinyl flooring & door to rear lobby.

### Rear Lobby

Double glazed door to the side elevation, vinyl flooring & door to downstairs bathroom.

### Downstairs Bathroom

8'10 x 5'11 (2.69m x 1.80m)

Double glazed window to the side elevation, panelled bath with rainforest shower over and black fittings with tiled surround, statement sink unit with black mixer tap, low flush WC, black heated towel rail & tiled flooring.

### First Floor

First floor landing with doors off, spotlights, radiator, vinyl & carpeted floor.

### Bedroom One

14'5 x 11'10 (4.39m x 3.61m)

Good size double bedroom, double glazed window to the front elevation, radiator & New fitted carpet.

### Bedroom Two

12'0 x 8'10 (3.66m x 2.69m)

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

### Bedroom Three

8'9 x 5'10 (2.67m x 1.78m)

Frosted window to the side elevation, radiator & vinyl flooring.

### Upstairs WC

3'9 x 2'11 (1.14m x 0.89m)

Low flush WC & wash hand basin.

### Enclosed Rear Garden

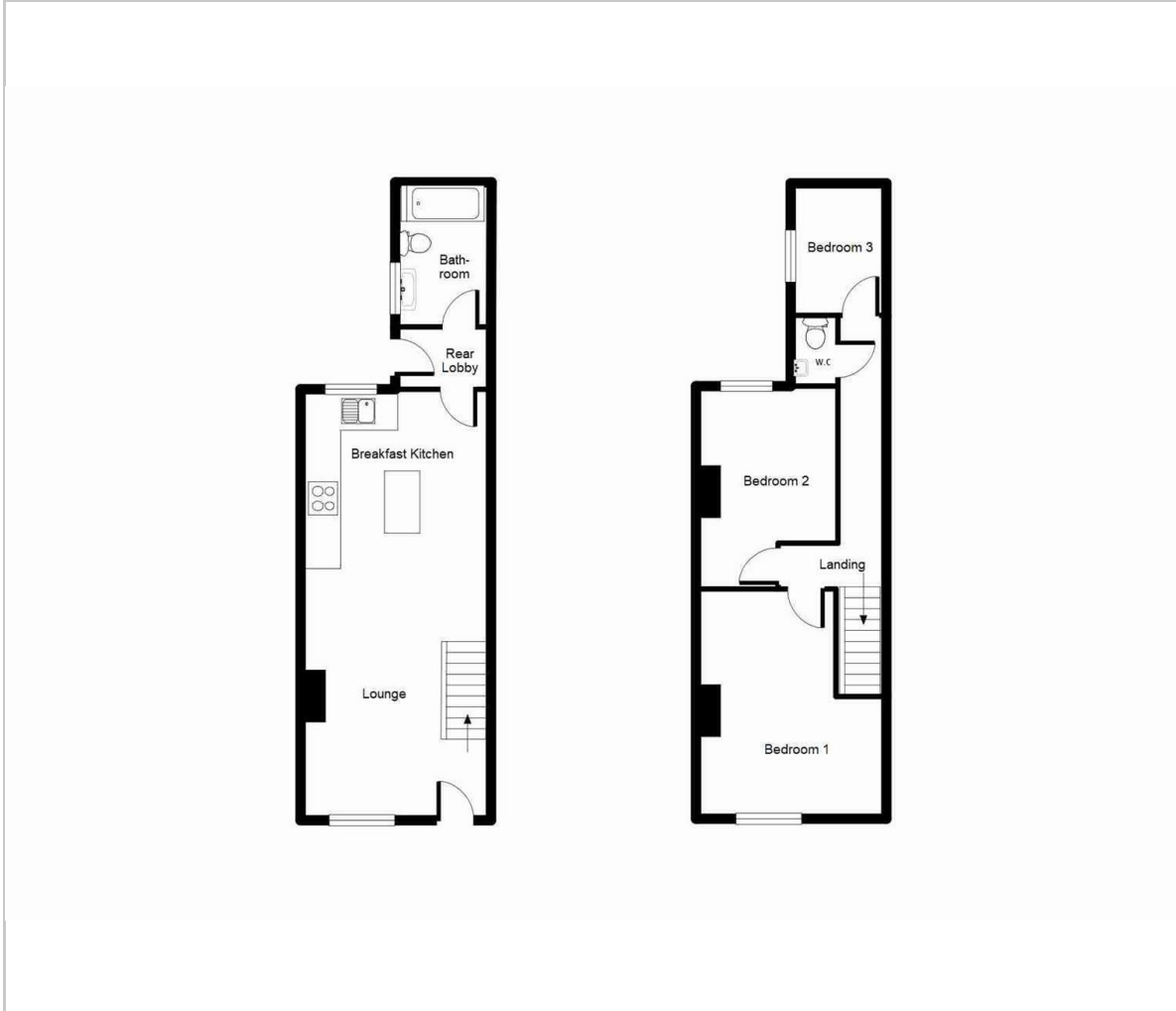
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## Floor Plan



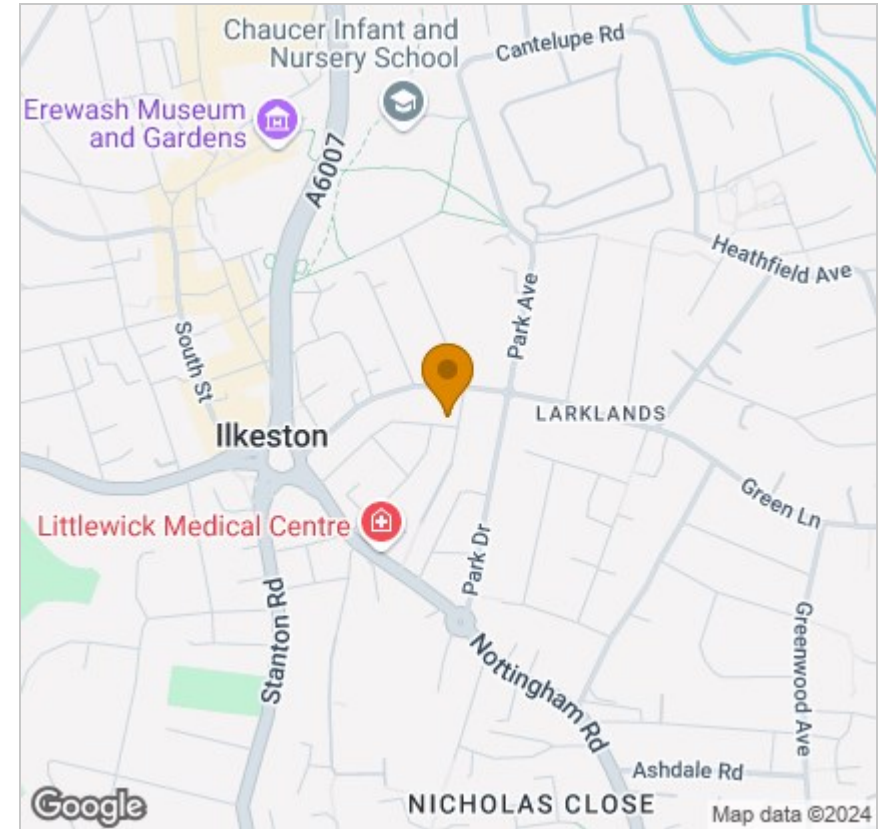
## Viewing

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

