



20 Margaret Avenue
Ilkeston DE7 5DD
£220,000

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Extended three bedroom semi-detached family home with two reception rooms, downstairs WC, first floor family bathroom, three good size bedrooms, private rear garden & off road parking.

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 Hall

Double glazed door to the front elevation, frosted double glazed window to the side elevation, door to lounge, stairs to first floor & radiator.

Lounge

15'4" x 12'11" (4.67m x 3.94m)

Double glazed bay window to the front elevation, fire surround with tiled hearth, housing log burner, TV point, two radiators, fitted carpet & single glazed double doors into the dining room.

Dining Room

12'11" x 10'11" (3.94m x 3.33m)

Double glazed door & side panel to the rear elevation, wooden mantle piece with tiled hearth, housing gas fire, radiator, fitted carpet & single glazed door into kitchen.

Side Lobby

Double glazed door to the side elevation, door to downstairs WC, cupboard housing boiler & washing machine, door to dining room.

Downstairs WC

5'5" x 3'0" (1.65m x 0.91m)

Low Flush WC.

Breakfast Kitchen

14'8" x 8'9" (4.47m x 2.67m)

Double glazed window to the side elevation, double glazed French doors to the rear elevation, range of wall & base units with composite worktop & splash backs over, stainless steel sink & drainer with mixer tap, integrated electric double oven & gas hob with extractor over, integrated fridge/freezer, integrated dish washer, radiator & tiled flooring.

First Floor Landing

Frosted double glazed window to side elevation, loft hatch & doors off.

Bedroom One

12'11" x 12'0" (3.94m x 3.66m)

Two double glazed windows to the front elevation, coving to ceiling, storage cupboard, radiator & fitted carpet.

Bedroom Two

11'0" x 10'1" (3.35m x 3.07m)

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

Bedroom Three

15'2" x 8'9" (4.62m x 2.67m)

Double glazed window to the rear elevation, radiator & laminate flooring.

Bathroom

9'11" x 5'0" (3.02m x 1.52m)

Frosted double glazed window to the side elevation,

Outside

Frontage

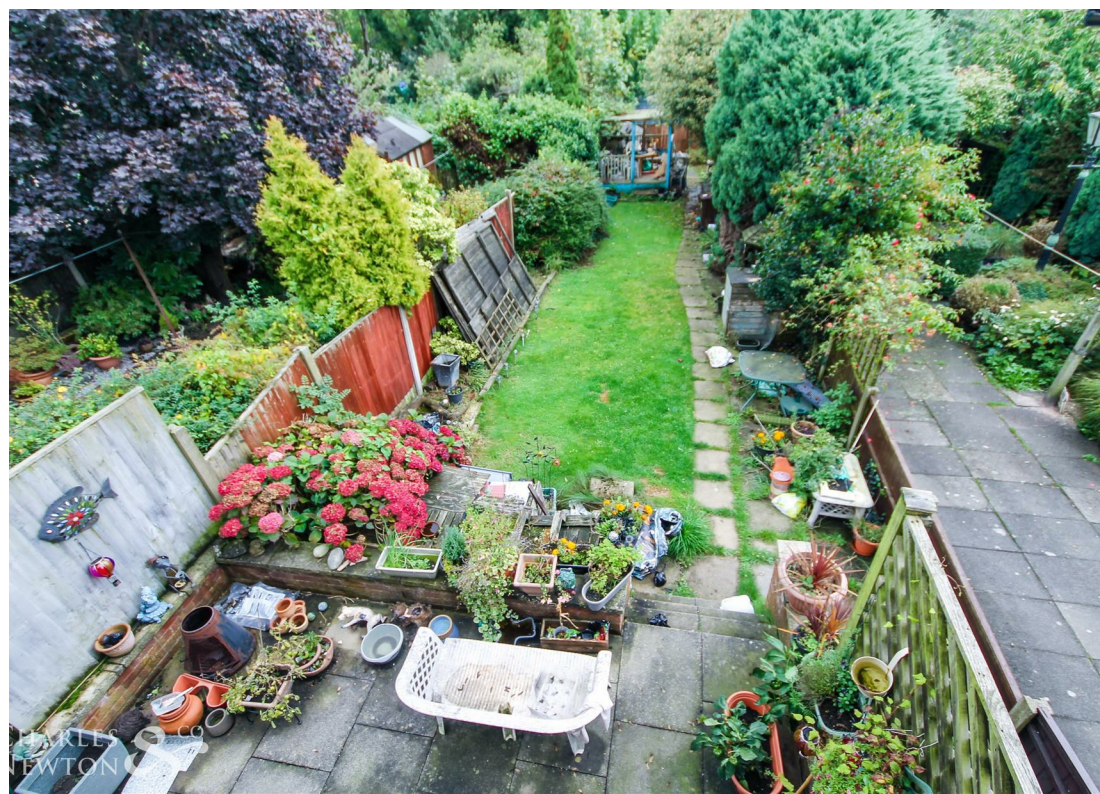
Block paved frontage for off road parking.

Enclosed Rear Garden

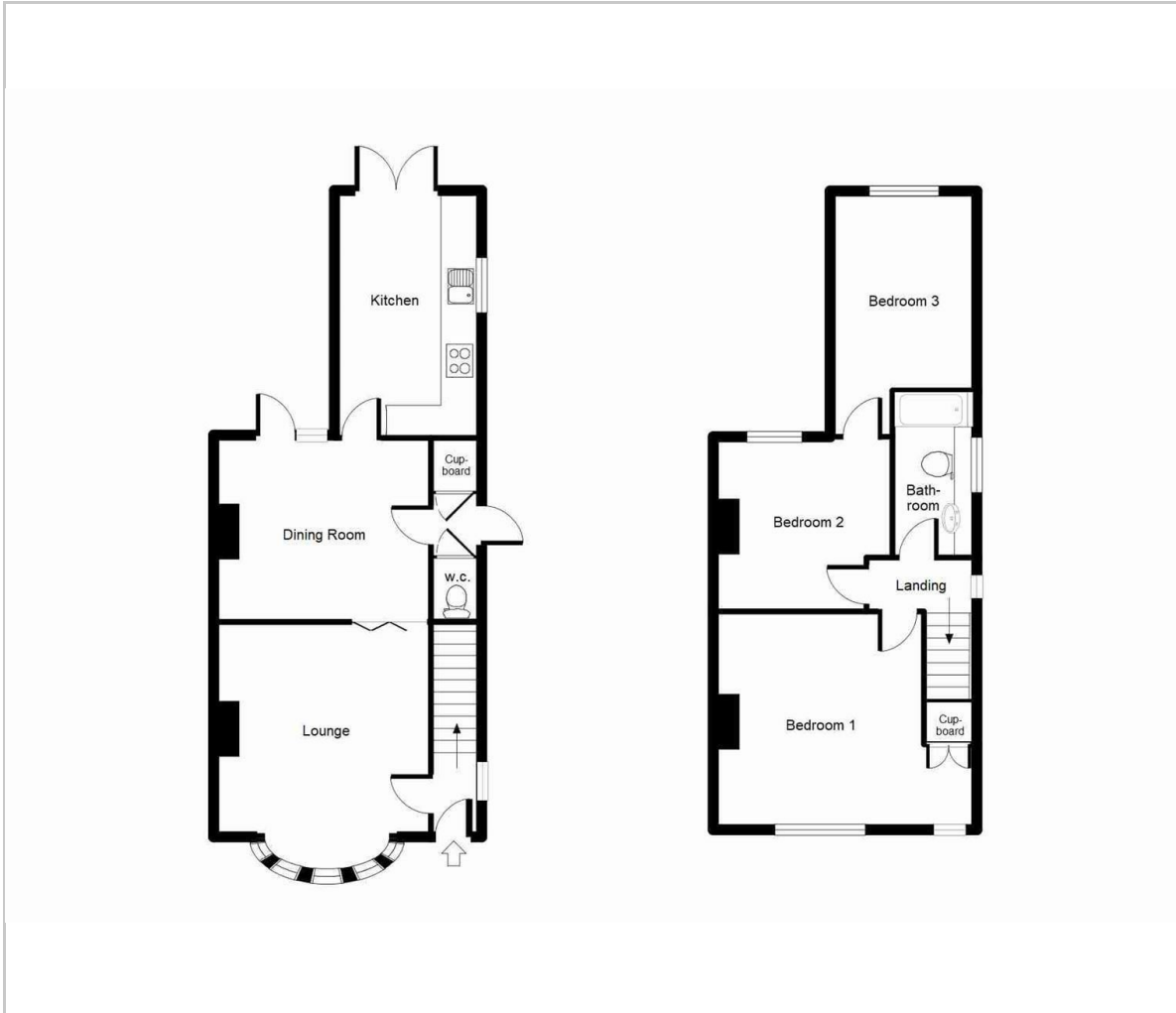
Enclosed rear garden, raised patio area with steps down to lawn area, path to side leading to bottom of garden, large wooden shed (29'8" x 8'8") prefab concrete workshop (19'0" x 7'10") cold water tap, trees & conifers, fence boundary.

Council Tax Band

Council Tax Band B



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

