



36 Eley Close  
Ilkeston DE7 9JU  
£185,000

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## 36 Eley Close

Ilkeston DE7 9JU

A well-presented modern two double bed roomed mid terrace town house with driveway parking for several vehicles in a quiet cul-de-sac location on the popular Shipley View estate.

Ideally suited to a first-time buyer looking for a home to put their stamp on. The accommodation comprising in brief; entrance hall leading to lounge/diner and fitted kitchen. Stairs lead to two double bedrooms and a family bathroom. The garden to the rear of the property contains a large patio area, ideal for entertaining, and a lawned area with wooden shed and rear gated access.

Situated within a few minutes' walk of Shipley Park and the Nutbrook trail you are also close to the town centre with all the facilities and transport links that the town has to offer.

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.

This lovely property has to be seen to be fully appreciated.







#### Entrance Hallway

Double glazed front door, stairs to the first floor, laminate flooring, radiator, doors off.

#### Fitted Kitchen

11'7 x 6'1 (3.53m x 1.85m)

Fitted with a range of base cupboards drawers and matching wall units, laminated work surfaces and tiled surround stainless steel sink and drainer unit, integrated oven with gas hob and extractor fan over, space for a fridge freezer, plumbing for an automatic washing machine, double glazed window to the front elevation, radiator.

#### Lounge

13'01 12'6 (3.99m 3.81m)

Electric fire on hearth and surround, wooden mantelpiece under stairs storage cupboard, laminate flooring, radiator, French doors to the rear garden.

#### First Floor

##### Landing

Door off to bedrooms and bathroom.

##### Bedroom One

12'06 x 9'4 (3.81m x 2.84m)

A double bedroom with double glazed rear window, radiator, carpeted flooring.

##### Bedroom Two

12.07 x 8'10 (3.66m.2.13m x 2.69m)

A double bedroom with double glazed front window, radiator, over stairs storage cupboard, carpeted flooring.

##### Bathroom

6 x 6'2 (1.83m x 1.88m)

Three piece suite comprising: bath with an electric shower over with glass's screen, PVC wall panels, low flush WC, wash basin set into a vanity unit, extractor fan, heated towel rail and access to the loft.

##### Frontage

Gravelled frontage and pathway to the front door.

##### Rear Garden

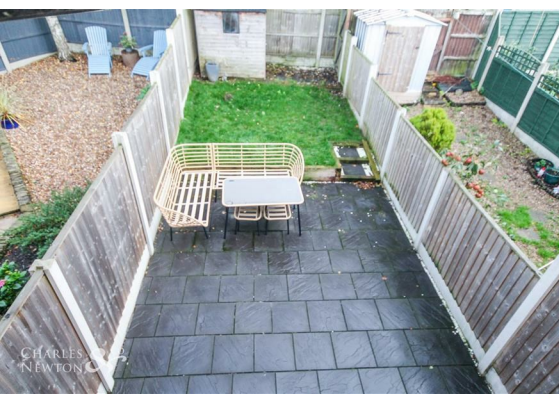
Having a large patio seating area perfect for outside dining, lawned area, secure fenced boundaries, rear access gate.

##### Parking

The parking is found to the side of the property

##### 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

