



18 Broadway  
Ilkeston DE7 8TD  
£230,000





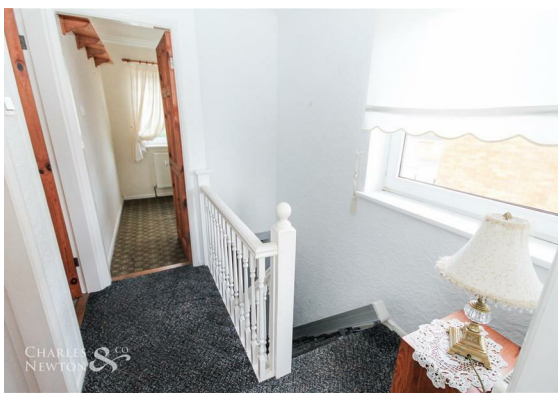
## 18 Broadway

Ilkeston DE7 8TD

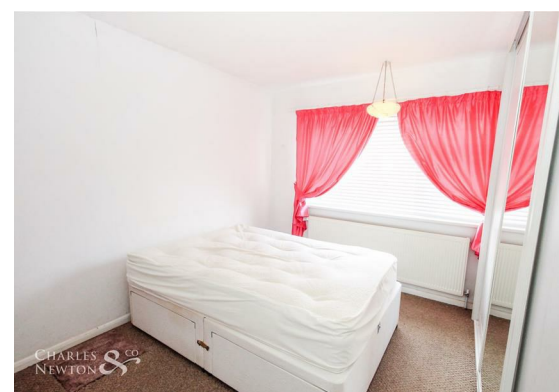
Detached family home located in the popular market town of Ilkeston, close to good schools & road networks. The property in brief comprises of fitted kitchen, open plan lounge & dining room, three good size bedrooms & family bathroom. Outside consists of a low maintenance rear garden with driveway parking to the front leading to a detached garage.

The property is offered with No Upward Chain.

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.







#### Porch

1'6" x 5'5" (0.46m x 1.65m)

Double glazed door & window with tiled flooring.

#### Entrance Hallway

11'6" x 5'11" (3.51m x 1.80m)

Stairs to first floor, doors to lounge & kitchen, radiator & fitted carpet.

#### Lounge

12'7" x 10'5" (3.84m x 3.18m)

Double glazed window to the front elevation, wooden fire surround with electric fire, ceiling rose, coving, wall lights, TV point, radiator & fitted carpet.

#### Dining Room

8'9" x 8'5" (2.67m x 2.57m)

Open plan to lounge, double glazed window to the rear elevation, ceiling rose, coving, radiator & fitted carpet.

#### Kitchen

9'2" x 7'10" (2.79m x 2.39m)

Double glazed window to the rear elevation, double glazed door to the side elevation, wall & base units with laminate worktop over, stainless steel sink & drainer

#### First Floor Landing

##### Bedroom One

11'11" x 10'6" (3.63m x 3.20m)

Double glazed window to the front elevation, coving to ceiling, fitted wardrobes, radiator & fitted carpet.

##### Bedroom Two

9'10" x 8'5" (3.00m x 2.57m)

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

##### Bedroom Three

8'5" x 5'11" (2.57m x 1.80m)

Double glazed window to the front elevation, coving to ceiling, radiator & fitted carpet.

#### Bathroom

7'7" x 5'6" (2.31m x 1.68m)

Frosted double glazed window to the rear elevation, panelled bath with shower over, low flush WC, vanity wash hand basin, storage cupboard housing Worcester boiler, fully tiled walls, radiator & vinyl flooring.

#### Outside

##### Rear Garden

Easy to maintain paved rear garden with stoked borders, trees, wooden shed, detached garage & secure wooden gates leading to the front.

##### Front Garden

Walled front garden with plants, bushes & hedge, paved driveway & wrought iron gates.





Floor Plan



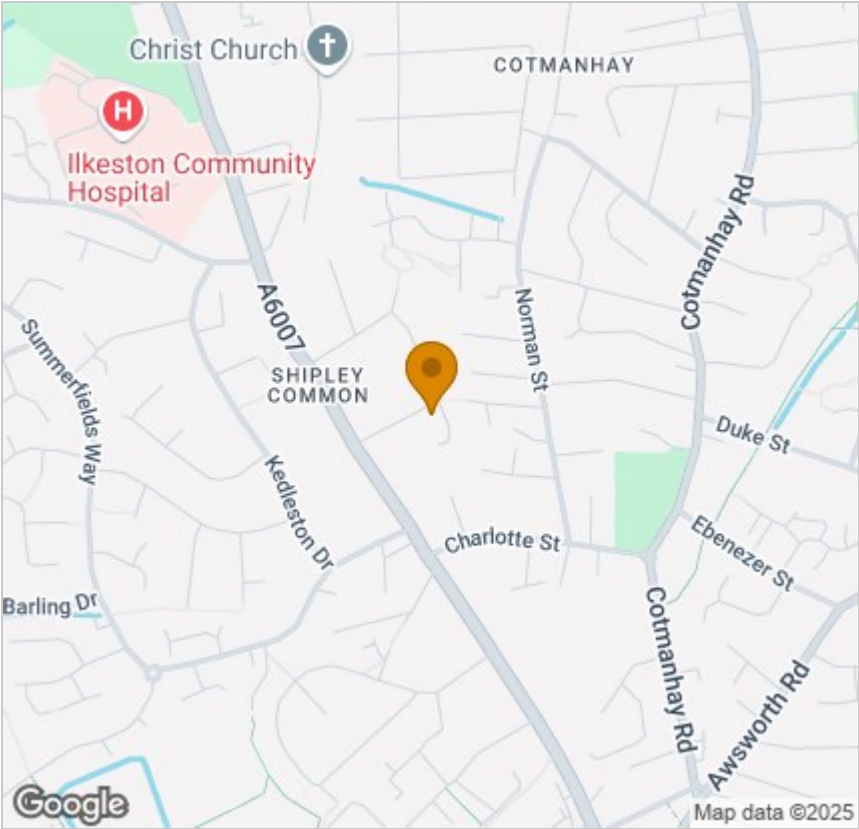
Viewing

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

