



18 Albert Street

Ilkeston DE7 5GS

£120,000





## 18 Albert Street

Ilkeston DE7 5GS

**\*\*Traditional Mid-Terrace house Near Ilkeston Town Centre\*\***

A mid-terrace home ideally situated close to Ilkeston town centre and its excellent amenities. The property offers a bright lounge and a spacious kitchen/diner on the ground floor, which would be perfect for family living and entertaining. Upstairs, you'll find two bedrooms and a bathroom, with a staircase leading up to a versatile loft room—ideal as third bedroom (subject to statutory consent) home office, or hobbies space. Outside, there is a long rear garden. This home would make an excellent choice for first time buyers or investors.





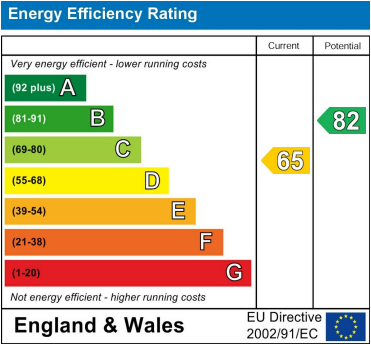
Floor Plan



Map



Energy Efficiency Graph



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

Lounge

12'0" x 11'0" (3.66m x 3.35m)

Enter via double glazed door into lounge, double glazed window to the front elevation, brick fireplace with electric fire, radiator & laminate flooring.

Kitchen/Diner

19'7" x 12'0" (5.97m x 3.66m)

Two double glazed windows to the rear elevation, double glazed door to the side elevation, range of wall & base units with laminate worktop over, stainless steel sink & drainer with mixer tap, tiled surround, electric oven & gas hob with extractor over, space for washing machine, space for fridge/freezer, stairs to first floor, radiator & laminate flooring.

First Floor Landing

Doors off to bathroom & two bedrooms, stairs to third bedroom.

Bedroom One

12'0" x 11'0" (3.66m x 3.35m)

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

Bedroom Two

8'9" x 6'9" (2.67m x 2.06m)

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

Loft Room

13'5" x 12'0" (4.09m x 3.66m)

Velux window to the rear elevation, radiator & laminate flooring.

Bathroom

8'9" x 4'11" (2.67m x 1.50m)

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

Outside

Rear Garden

Long rear garden with hedge boundary.

N.B

Loft Room/Bedroom Three is subject to statutory consent

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD  
Tel: 01773 535535 Email: [property@charlesnewton.co.uk](mailto:property@charlesnewton.co.uk) [www.charlesnewton.co.uk](http://www.charlesnewton.co.uk)