



Emsworth Close  
Ilkeston, Derbyshire DE7 9HD

A TWO DOUBLE BEDROOM SEMI  
DETACHED HOUSE.

**£159,995 Freehold**

Situated in a cul de sac can be found this two double bedroom semi detached house. This relatively modern property is situated in this highly regarded residential suburb known as "Shipleigh View" and as the name suggests this residential estate is adjacent to Shipleigh Country Park and the property is within walking distance of this 700 acre attraction.

The property benefits from gas fired central heating and double glazing and has the benefit of off-street parking, as well as a carport and rear gardens with patio and lawn.

Within Shipleigh View is a local school and a useful parade of shops, as well as a regular bus service to the nearby market town of Ilkeston.

This property will make a fantastic first time buy, with a completed upward chain and sensibly priced to attract early interest. Viewing highly recommended.

## LIVING ROOM

15'9" × 12'6" (4.82 × 3.83)

Stairs leading to the first floor, double glazed window and front entrance door, radiator, door to dining kitchen.

## DINING KITCHEN

11'10" × 8'10" (3.62 × 2.70)

Incorporating a fitted range of wall, base and drawer units with work surfacing and inset stainless steel sink unit. Built-in electric oven, gas hob, plumbing and space for washing machine. Wall mounted gas boiler (for central heating and hot water). Table and chair space, double glazed window and door to rear garden.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

11'11" × 8'10" (3.65 × 2.71)

Radiator, double glazed window to the rear.

## BEDROOM TWO

9'10" × 8'11" (3.01 × 2.74)

Radiator, double glazed window to the front.

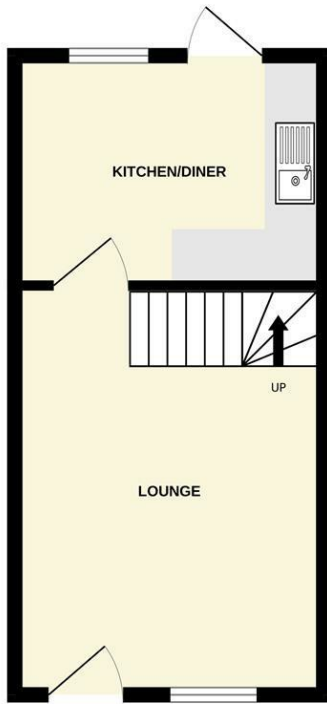
## BATHROOM

Incorporating a three piece suite comprising wash hand basin, low flush WC and bath with mixer shower attachment. Partially tiled walls, built-in airing cupboard with hot water cylinder. Radiator, double glazed window.

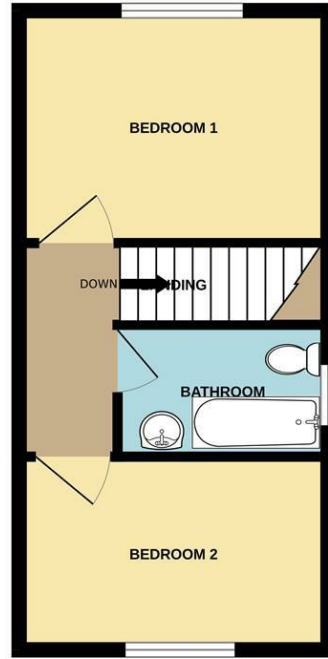
## OUTSIDE

Open plan front garden finished with broken slate bed. A driveway provides off-street parking and leads to further off-street parking covered by a carport. There is gated pedestrian access to the rear garden with a shaped block paved patio area with the remainder of the garden laid to lawn with garden shed at the foot.

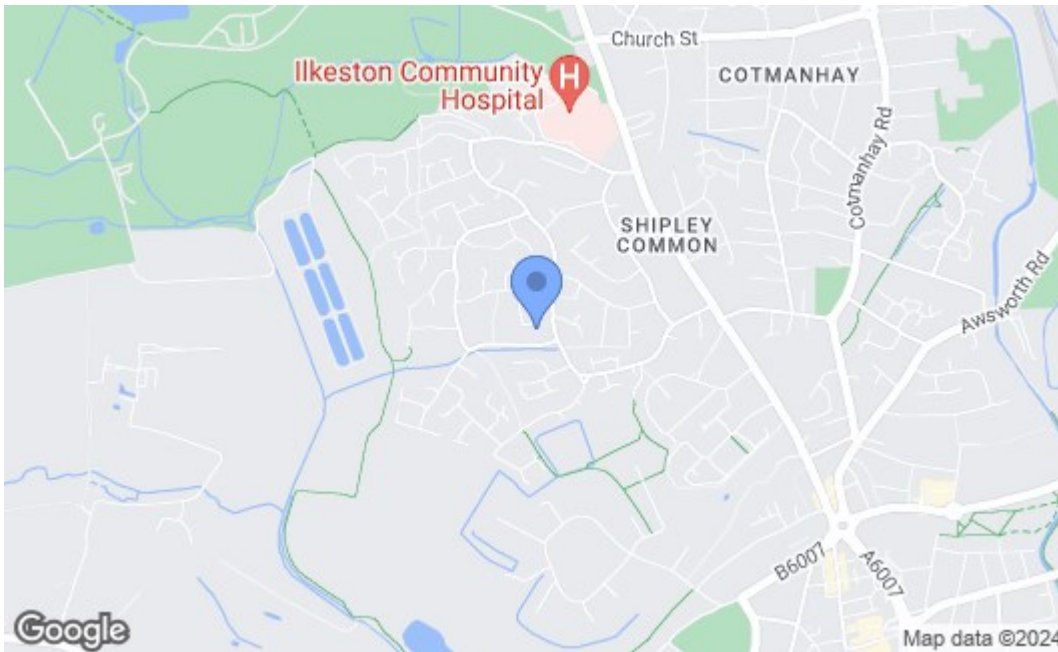
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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