



Barber Close
Ilkeston, Derbyshire DE7 8LY

A THREE BEDROOM MID TOWN HOUSE.

£184,950 Freehold



A surprisingly spacious three double bedroom mid town house. This modern property is ready for immediate occupation with NO UPWARD CHAIN.

The property benefits from gas fired central heating served from a combination boiler and has double glazed windows throughout. Further features include off-street parking and an integral single garage, as well as a larger than expected rear garden with patio and lawn.

Situated in a small cul de sac in this popular residential location, great for families and commuters alike. Schools are within easy reach, as is open space and playing fields, regular bus service and the bustling market town centre of Ilkeston is nearby.

Only upon viewing this property internally can the full size of the accommodation be fully appreciated and therefore viewing recommended.



ENTRANCE HALL

Double glazed window, front entrance door, door to understairs store cupboard, doors to kitchen and lounge/diner.

KITCHEN

10'3" x 7'8" (3.14 x 2.36)

Incorporating a range of modern fitted wall, base and drawer units with rolled edge work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Housing the gas fired combination boiler (for central heating and hot water), appliance space, plumbing for washing machine, double glazed window to the front.

LOUNGE/DINER

19'5" x 12'5" (5.94 x 3.80)

Radiator, double glazed French doors to the rear garden, door to rear hallway.

REAR HALLWAY

Double glazed door to the rear, courtesy door to the garage, stairs leading to the first floor.

FIRST FLOOR LANDING

Useful storage cupboard, doors to bedrooms and bathroom.

BEDROOM ONE

14'9" x 12'3" (4.51 x 3.75)

Radiator, double glazed windows to the rear.

BEDROOM TWO

19'5" x 8'0" (5.94 x 2.44)

Radiator, double glazed window to the front.

BEDROOM THREE

15'0" x 8'9" (overall) (4.58 x 2.68 (overall))

Radiator, double glazed window to the front.

SHOWER ROOM

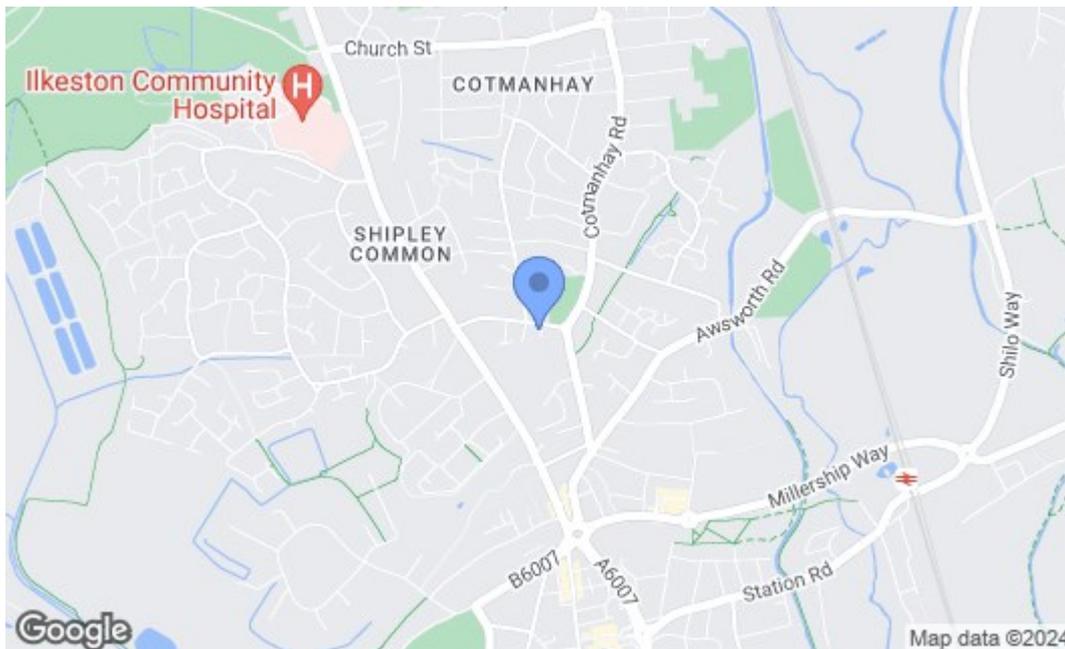
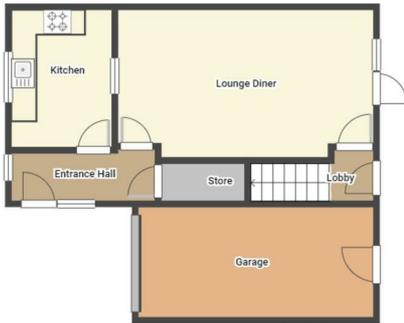
Incorporating a modern three piece suite comprising pedestal wash hand basin, low flush WC, shower enclosure which is fully tiled with an electric shower. Heated towel rail, double glazed window.

OUTSIDE

To the front there is a small open plan front garden, a driveway provides off-street parking leading to the integral garage. The rear garden is enclosed and of a generous size with patio and good sized lawn. There is a deep flower and shrub bed and a garden shed.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.