



Lock Close
Kirk Hallam, Derbyshire DE7 4HG

£165,000 Freehold

A THREE BEDROOM MID TERRACED
HOUSE.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS WELL PRESENTED AND SPACIOUS THREE BEDROOM MID TERRACED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises entrance hall with useful ground floor WC and deep storage space, living room and full width dining kitchen. The first floor landing then provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating, double glazing and enclosed garden to the rear.

The property is situated in this popular residential location within walking distance of nearby nature reserve/pond, as well as offering easy access to the shops, services and amenities in Ilkeston town centre.

There is a variety of schooling nearby for all ages, as well as good transport links to and from the surrounding area, including that of Ilkeston train station which is just a short distance away.

We believe the property would make an ideal first time buy or young family home and we highly recommend an internal viewing.



ENTRANCE HALL

17'8" x 5'10" (5.41 x 1.80)

Composite and double glazed front entrance door, radiator, telephone/broadband point, staircase rising to the first floor with useful understairs storage space, walk-in storage cupboard with shelving. Doors to living room, kitchen and WC.

GROUND FLOOR WC

5'11" x 2'7" (1.81 x 0.81)

Two piece suite comprising push flush WC and wash hand basin. Tiling to dado height, tiled floor, double glazed window to the front.

LIVING ROOM

13'4" x 11'6" (4.08 x 3.53)

Double glazed window to the front overlooking the playing fields beyond, radiator, decorative coving and ceiling rose, media points, feature brick and tile fireplace with display plinth.

DINING KITCHEN

17'8" x 8'7" (5.40 x 2.62)

The kitchen comprises a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating porcelain one and a half bowl sink unit with draining board and central mixer tap, decorative tiled splashbacks. Plumbing for washing machine and dishwasher. Space for cooker with extractor canopy over, two double glazed windows to the rear (both with fitted blinds), uPVC panel and double glazed exit door to outside, ample space for dining table and chairs, useful walk-in pantry with space for fridge/freezer.

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom, loft access point, laminate flooring to useful walk-in closet with shelving, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes). Overstairs storage cupboard.

BEDROOM ONE

13'5" x 11'6" (4.09 x 3.53)

Double glazed window to the front with views over the adjoining playing field, radiator.

BEDROOM TWO

12'10" x 10'6" (3.92 x 3.21)

Double glazed window to the rear, radiator, laminate flooring, fitted double wardrobe.

BEDROOM THREE

9'1" x 7'0" (2.78 x 2.14)

Double glazed window to the front with views over the adjoining playing fields, radiator, laminate flooring, coving.

BATHROOM

6'9" x 5'9" (2.06 x 1.76)

Three piece suite comprising panel bath with mixer tap, mains shower, additional electric shower over, wash hand basin with mixer tap, push flush WC. Double glazed window to the rear, radiator, wall mounted bathroom cabinet and partial wall panelling.

OUTSIDE

To the front of the property there is an enclosed front garden with fencing and pedestrian gate with pathway providing access to the front entrance door. The front garden is designed for straightforward maintenance being predominantly gravel.

TO THE REAR

The rear garden is also enclosed by timber fencing to the boundary line with an initial decked entertaining space leading onto a lawn with decorative stone chippings and pedestrian rear access gate. Situated to the foot of the plot there is a useful garden shed and within the garden there are both gas and electricity meters, external water tap and lighting point.

DIRECTIONS

Proceed away from central Ilkeston in the direction of Kirk Hallam and continue over the bulls head roundabout. Take a right hand turn on to Godfrey Drive and continue along passing the Pond before taking a right turn onto Lock Close.

The property can then be identified by our For Sale board.

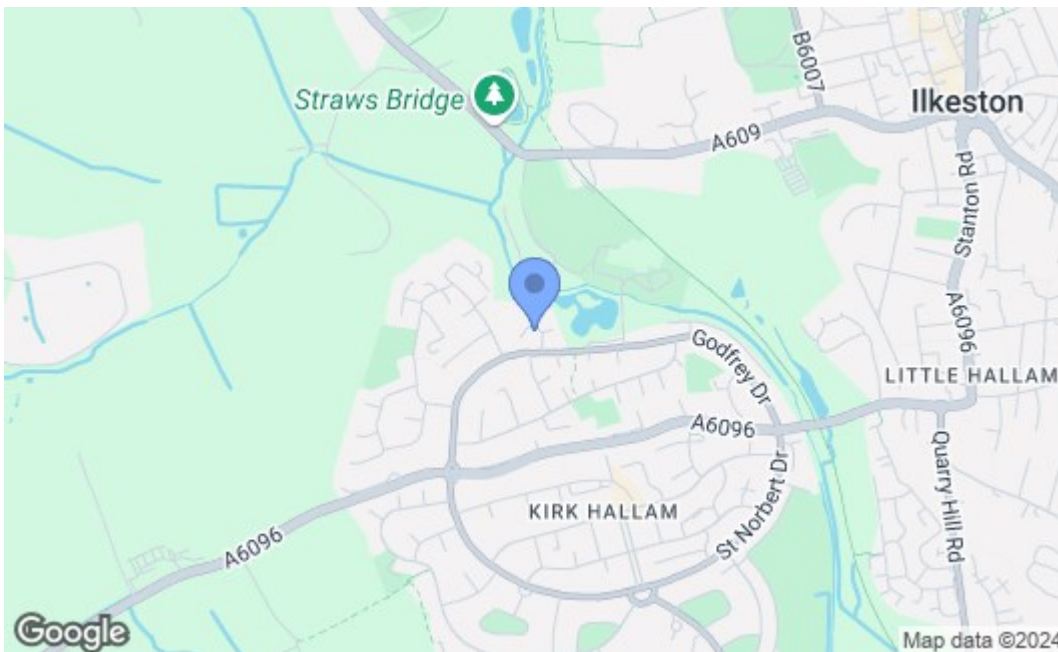
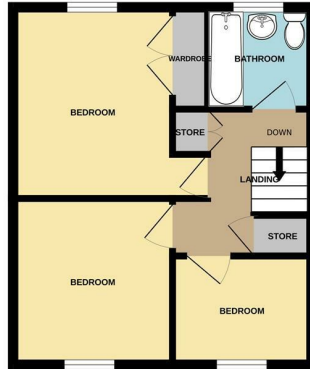
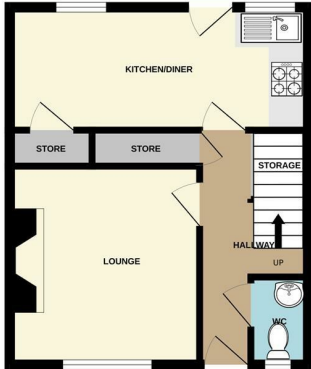
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GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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.