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16 Hallam Fields Road, Ilkeston, DE7 4AZ

Asking Price £120,000

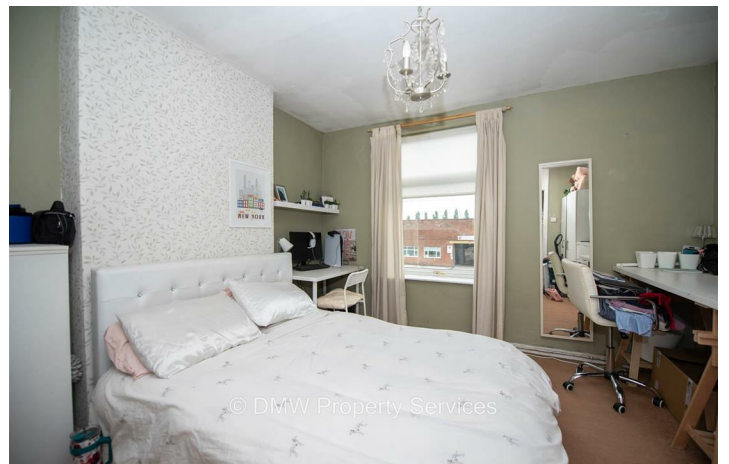
- Substantial Three Bedroom End Terrace
- Lounge and Dining Room
- Downstairs Bathroom
- Rear Garden
- Three Storeys
- Spacious Kitchen
- Three Double Bedrooms
- No Upward Chain

16 Hallam Fields Road, Ilkeston DE7 4AZ

Substantial Three Storey, Three Bedroom End Terrace House. Lounge and Dining Room. Kitchen and Downstairs Bathroom. Three Double Bedrooms. Modern Gas Combination Boiler. Rear Garden. No Upward Chain.



Council Tax Band: A



Dining Room

12'0 x 12'1

Window to the front elevation. Radiator. Door to the Dining Room.

Lounge

12'0 x 15'5 max

Under stairs cupboard. Window to the rear. Stairs to the first floor. Radiator. Door to the Kitchen.

Kitchen

16'6 x 7'3 max

Two windows to the side elevation. Range of base level cupboards. Radiator. Door to the rear porch.

Rear Porch

Door to the garden and Bathroom.

Bathroom

8'6 x 5'6

Low level toilet. Bath. Sink unit. Shower cubicle with electric shower. Window to the side elevation.

First Floor Landing

Doors to two bedrooms and stairs to the top floor.

Bedroom

12'8 x 12'3

Window to the rear elevation. Radiator. Cupboard housing the combination boiler. Understairs cupboard.

Bedroom

11'9 x 12'4

Radiator. Window to the front.

Top Floor

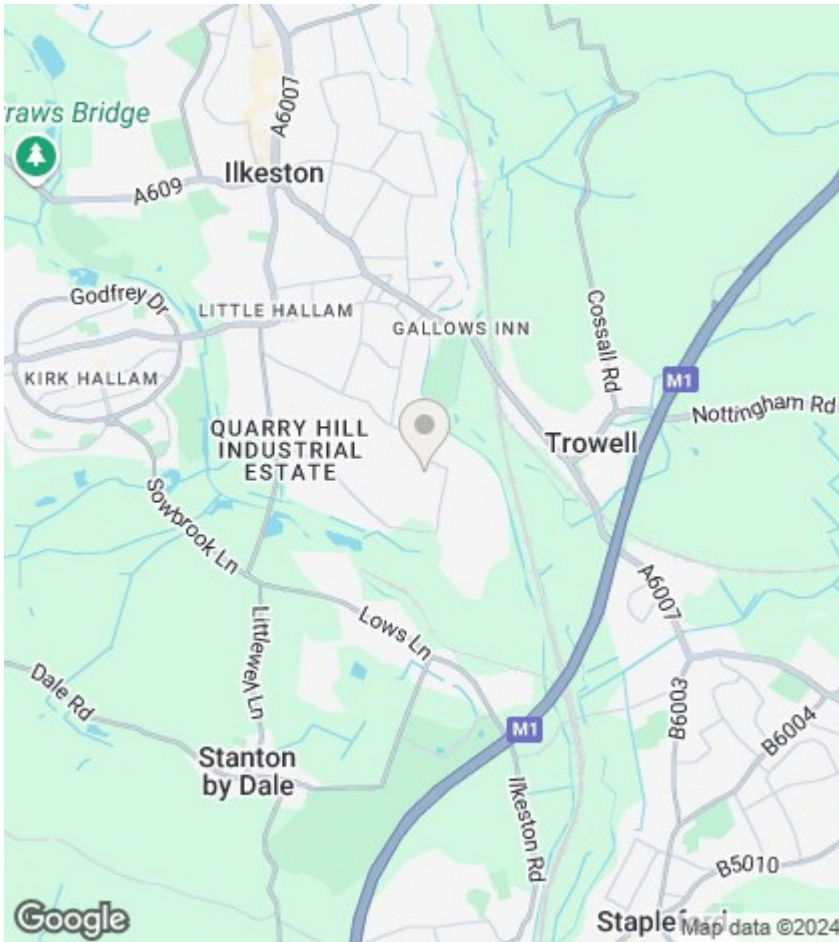
12'7 x 15'10

Radiator. Eave storage. Two roof windows to the rear.

Exterior

Low maintenance rear garden.





Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	