



11 Hallam Fields Road, Ilkeston, DE7 4AZ

Asking Price £130,000

- Three Storey Three Bedroom House
- Kitchen and Downstairs Bathroom
- Gas Central Heating
- No Upward Chain
- Lounge and Dining Room
- Three Double Bedrooms
- Low Maintenance Rear Garden

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Substantial Three Bedroom Three Storey Terrace House. Well Presented Throughout. Lounge and Dining Room. Downstairs Bathroom. Three Double Bedrooms. Gas Central Heating. Low Maintenance Rear Garden.



Council Tax Band: A



Dining Room

11'9 x 11'9

Double glazed window to the front elevation. Door into the Lounge. Radiator.

Lounge

11'8 x 11'10

Under stairs cupboard. Double glazed window to the rear. Stairs to the first floor landing. Radiator. Door to the Kitchen.

Kitchen

5'8 x 12'6

A range of base and wall units. Window to the side elevation. Door to the rear porch. Space for gas cooker. Plumbing for a washing machine.

Rear Porch

Doors to the garden and bathroom.

Bathroom

Radiator. Window to the side elevation. Low level toilet. Pedestal wash hand basin. Panelled bath with electric shower over.

First Floor Landing

Doors to two bedrooms and stairs to the top floor.

Bedroom

11'9 x 12'2

Double glazed window to the front elevation. Radiator. Laminate wood effect flooring.

Bedroom

12'2 x 12'3

Double glazed window to the rear. Under stairs cupboard. Airing cupboard housing the gas combination boiler.

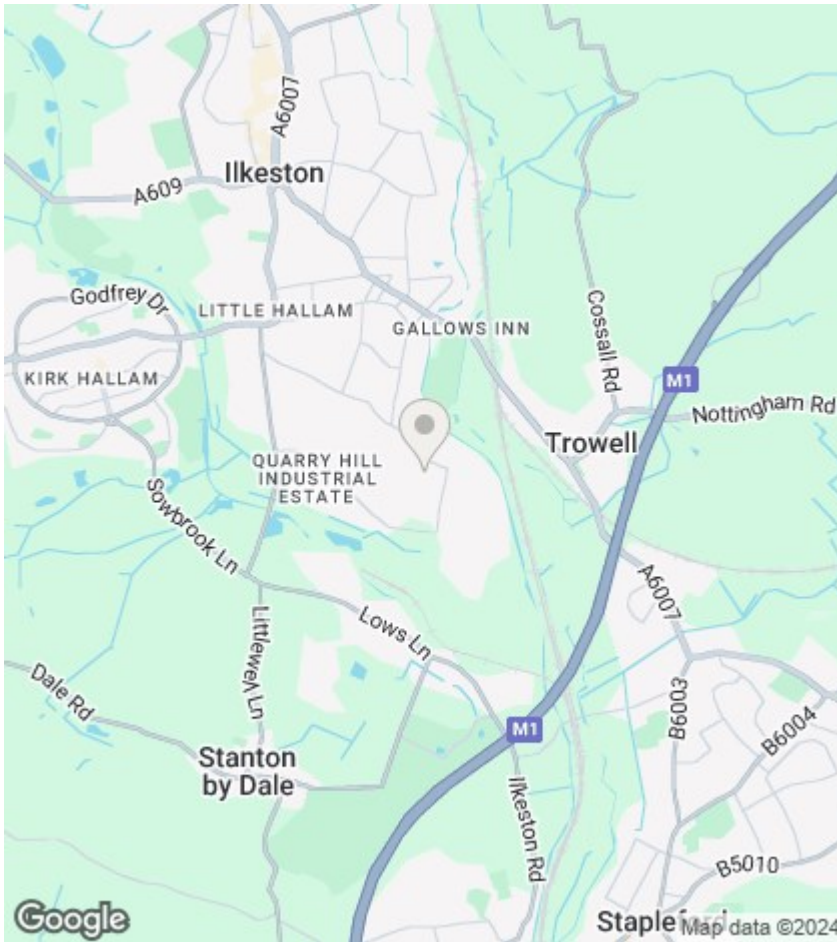
Top Floor Bedroom

12'10 x 15'6 into eaves

Two roof windows. Eave storage.

Exterior

Fenced borders. Gated rear access.



Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	