



Canal Street
Ilkeston

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Property Description

Burchell Edwards Estate Agents in Ilkeston are pleased to bring to market this two bedroom end-terraced property in the heart of Ilkeston being sold with no onward chain perfectly suiting an investor to add to their portfolio.

In brief, this property comprises of lounge, living room, kitchen, bathroom, two bedrooms and outdoor space.

The property is close to local amenities, major road routes, rail routes and bus routes.

To view this property, please call Burchell Edwards Estate Agents in Ilkeston.

To The Front;

To the front of the property is on street parking and access via UPVC double glazed front door into the dining room.

Dining Room;

11' 1" x 12' 1" (3.38m x 3.68m)

Accessed via UPVC double glazed front door into first room which is currently used as a dining room with UPVC double glazed window to the front aspect, carpet flooring, radiator and access to stairs.

Living Room;

10' 9" x 11' 1" (3.28m x 3.38m)

With feature fireplace, carpet flooring, radiator and UPVC double glazed window to the rear aspect with door leading into the kitchen.

Kitchen;

12' 8" x 5' (3.86m x 1.52m)

With wall and base units, stainless steel sink and drainer unit with mixer tap with room for under counter appliances, oven and hob. UPVC double glazed window to side aspect and door leading into the garden.

Bedroom One;

11' x 11' 6" (3.35m x 3.51m)

With UPVC double glazed window to front

aspect, carpet flooring and radiator.

Bedroom Two;

.12' 1" x 7' 9" (3.68m x 2.36m)

With UPVC double glazed window to rear aspect and radiator.

Bathroom;

With paneled bath, low level W/C, hand wash basin, radiator and tiled effect flooring with tiled wall to the bath, extractor fan and UPVC frosted double glazed window to the rear aspect.

Garden;

To the rear of the property is a garden area with potential for laid lawn and paved path.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: E

Tenure: Freehold

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