



Lord Haddon Road  
Ilkeston





# Lord Haddon Road Ilkeston DE7 8AX

for sale  
**£180,000**



## Property Description

CHAIN FREE !!!!! FOUR BEDROOMS !!!!! TWO RECEPTIONS !!!!! CLOSE TO TOWN CENTRE!!!!!! We at Burchell Edwards are delighted to offer to the market with no onward chain this charming mid terrace home that is looking for a new owner to love. Set over three floors this mid terrace home offers great living space and with the right attention can be something really special.

The home comprises of lounge, dining room and kitchen to the ground floor. The first floor holds two of the bedrooms and the family bathroom with the two additional bedrooms located on the second floor.

To the rear is the private enclosed garden and there is plenty of on street parking to the front and the town centre is within the shortest of walks with all shops and fantastic transport links close to hand making this the perfect purchase so please call Burchell Edwards today to arrange your viewing.

## To The Front

Having on-street parking, a gate opens into the front yard then leads to the UPVC double-glazed front door entering directly into the living room.

## Living Room

12' 3" into Bay x 11' ( 3.73m into Bay x 3.35m )  
Having a front aspect double-glazed window with a feature fireplace. Fitted with wooden flooring and one radiator.

## Dining Room

12' 5" x 11' 11" ( 3.78m x 3.63m )  
Having a double-glazed rear aspect window with tiled flooring and a radiator. Featuring a welcoming log burner.

## Kitchen

14' 10" x 5' 9" ( 4.52m x 1.75m )  
Having a double-glazed window and door to side aspect, Tiled flooring with space and plumbing for a washing machine and a fridge freezer. Fitted with a selection of wall and base units with a stainless-steel sink and drainer unit and a rangemaster cooker.

## Bedroom One

12' 3" x 10' 11" ( 3.73m x 3.33m )  
Having a double-glazed front aspect window with fitted carpet and a radiator.

## Bedroom Two

.9' 4" x 6' 4" ( 2.84m x 1.93m )  
Having a double-glazed rear aspect window with fitted laminate flooring and a radiator.

## Bathroom

Having a double-glazed rear aspect window. Fitted with a heated towel rail, walk-in mains powered shower cubicle, low-level WC and a handwash basin with linoleum flooring.

## Bedroom Three

12' x 8' 3" ( 3.66m x 2.51m )  
Located on the second floor. Having a double-glazed rear aspect window with a fitted carpet and a radiator.

## Bedroom Four

12' 2" x 10' 2" ( 3.71m x 3.10m )  
Located on the second floor. Having a double-glazed front aspect window with a fitted carpet and a radiator.

## To The Rear

Rear garden includes a decked area leading to a paved area with two sheds and a greenhouse and having mature borders and trees.













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](http://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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