



Slater Way
ILKESTON

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Property Description

Burchell Edwards Estate Agents in Ilkeston are pleased to bring to market this beautifully well kept two bedroom end terraced property on the ever popular nearly new Elka Rise Estate in Ilkeston, Derbyshire being sold with NO ONWARD CHAIN perfectly suiting a FIRST TIME BUYER or INVESTOR.

In brief, this property comprises of entrance hallway, downstairs W/C, lounge, kitchen/diner, two well sized bedrooms, family bathroom and garden with parking to the front of the property.

The property is situated in an ideal location with the Nutbrook Trail within a short walk for rural walks and local amenities such as supermarkets and eateries are a short distance away in the town centre. Bus, train and major road routes are within a stones throw from this property making work commutes a breeze.

To view this highly desirable property, please call Burchell Edwards Estate Agents.

To The Front;

To the front of the property is a driveway for multiple cars, side entrance to the rear and entrance to the main house by composite front door.

Entrance Hallway;

With tiled flooring, radiator, access to the lounge and downstairs W/C and stairs to the first floor accommodation.

Downstairs W/C;

With tiled flooring, UPVC double glazed frosted window, low level W/C, handwash sink with mixer tap, glass shelf and radiator with boxed in electrics.

Lounge;

With wood effect flooring, UPVC double

glazed window to the front aspect, entrance to the kitchen, understairs storage and ceiling light.

Kitchen;

With a selection of wall and base units, integral fridge/freezer, white porcelain affect sink and drainer unit with mixer tap over, integral oven, hob and extraction unit over with UPVC double glazed window to the rear aspect and UPVC double glazed French doors leading out into the garden.

Master Bedroom - Bedroom One

With UPVC double glazed window to the rear aspect, carpet flooring, over stairs storage and ceiling light.

Bedroom Two;

With UPVC double glazed window to the front aspect, radiator and carpet flooring.

Bathroom;

Comprising of bath with waterfall shower and hand held shower over, handwash basin with mixer tap over, low level W/C, floor to ceiling tiles, mirrored bathroom cupboard and tiled effect flooring,

To The Rear;

To the rear of the property is an enclosed garden with paved area, laid lawn, garden shed and gate leading down the side of the house to the front.









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: B Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207032



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