



Springfield Gardens
Ilkeston

burchell
edwards

Springfield Gardens Ilkeston DE7 8HY

for sale
£140,000



Property Description

Burchell Edwards Estate Agents in Ilkeston are pleased to bring to market this three bedroom mid-terraced property located on the ever popular Springfield Gardens in Ilkeston, Derbyshire being sold with NO ONWARD CHAIN perfectly suiting a FIRST TIME BUYER to make this house their home or an INVESTMENT BUYER looking for a great addition to their portfolio.

In brief the property comprises of on street parking, front reception room, rear reception/diner, kitchen, outside garden space, three well sized bedrooms and family bathroom.

The property is in a great location and is perfect for commuting to local towns and cities being in the middle of both Derby and Nottingham with bus, rail and major road routes being close by and local amenities such as shops, eateries and supermarkets being within a stones throw from the property.

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

To The Front;

To the front of the property is on street parking with access to the property via UPVC double glazed front door leading into the lounge.

Lounge;

12' 1" x 14' 5" (3.68m x 4.39m)

Entered through the UPVC double glazed front door the lounge offers living space with UPVC double glazed window to the front aspect, radiator and wood effect flooring.

Dining Area;

12' 1" x 11' 8" (3.68m x 3.56m)

With UPVC double glazed doors leading out into the garden area, wood effect flooring, door leading into the kitchen, door leading to the stairs for the first floor accommodation and radiator.

Kitchen;

6' 1" x 14' 7" (1.85m x 4.45m)

With UPVC double glazed door leading out into the garden, a selection of wall and base units, integral oven and hob with extraction fan over, sink and drainer unit with wood effect work tops and tiled flooring.

Bedroom One;

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

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

Bedroom Two;

.6' 2" x 11' 4" (1.88m x 3.45m)

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

Bedroom Three;

8' 9" x 7' 1" (2.67m x 2.16m)

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

Bathroom;

Comprising of bath with shower over, low level W/C, handwash basin, radiator and ceiling light.

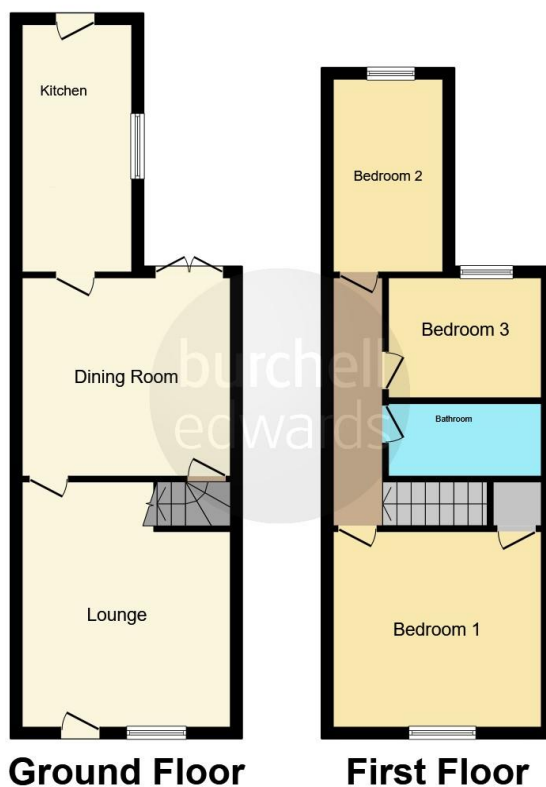
To The Rear;

To the rear of the property is a courtyard garden and access to the front of the property.









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

T 01159 327232
E ilkeston@burchelledwards.co.uk

21 Bath Street
 ILKESTON DE7 8AH

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207083



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: IST207083 - 0004