



Queen Elizabeth Way  
Ilkeston

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edwards



## Property Description

CHAIN FREE !! TERRACE HOME !! THREE BEDROOMS !! KIRK HALLAM LOCATION !! PERFECT PURCHASE !! We at Burchell Edwards are delighted to offer to the market with no onward chain this charming mid terrace home that is ready for a new owner to love.

Located in the heart of Kirk Hallam this mid terrace home is ready for its new adventure. The home offers great spacious living and will make for the perfect purchase.

The home comprises of large living room and a well equipped kitchen to the ground floor, The first floor holds the three good size bedrooms and the family bathroom.

To the rear is the private enclosed garden and there is plenty of on-street parking to the front.

We feel with the fantastic location and what this home has to offer really makes this a must see so please call Burchell Edwards today to arrange your viewing.

## To The Front

Having on-street parking and steps to the gravelled front. A composite front door opens into the entrance hallway,

## Hallway

Fitted with laminate flooring.

## Living Room

17' 3" into bay x 1' 10" ( 5.26m into bay x 0.56m ) Having a double-glazed front aspect bay window with a feature fireplace. Fitted with laminate flooring and a radiator.

## Kitchen

16' 9" x 7' 3" ( 5.11m x 2.21m ) Having a double-glazed rear aspect window and door with one radiator. A side aspect door leads to a handy storage cupboard. The tiled kitchen is fitted with a selection of wall and base units with a stainless-steel sink and drainer unit with a gas hob and an electric oven. Space and plumbing for a washing machine and a fridge freezer.

## Bedroom One

12' 6" x 11' 3" ( 3.81m x 3.43m ) Having a double-glazed front aspect window with fitted carpet and a radiator.

## Bedroom Two

.11' 5" x 10' 5" ( 3.48m x 3.17m ) Having a double-glazed rear aspect window with fitted carpet and a radiator.

## Bedroom Three

11' 9" x 6' 2" ( 3.58m x 1.88m ) Having a double-glazed front aspect window with fitted carpet and a radiator.

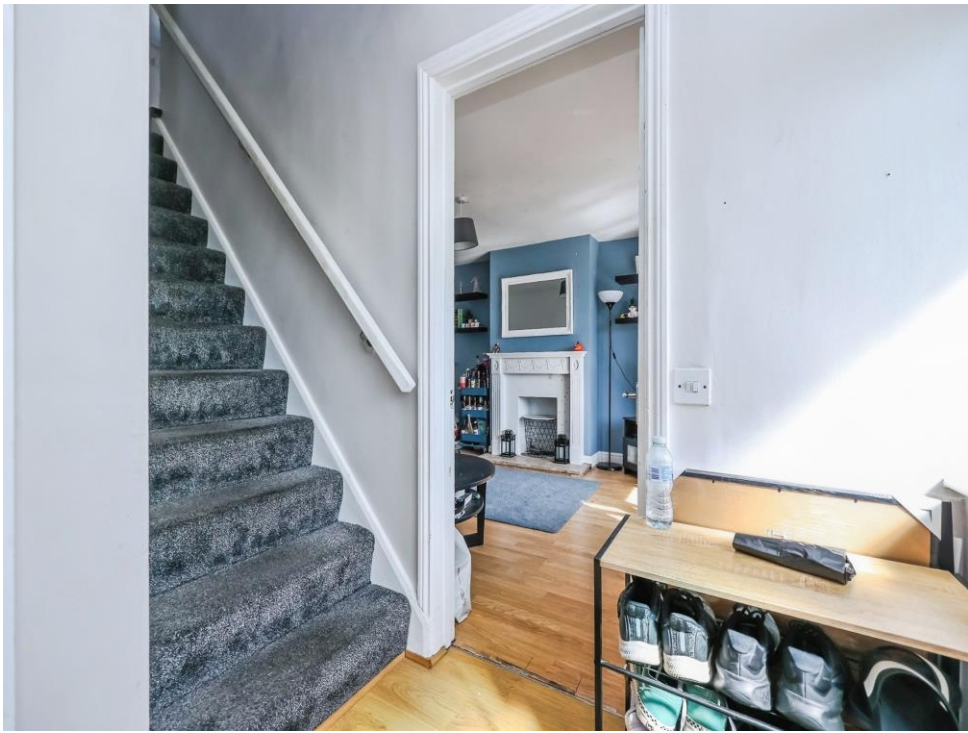
## Bathroom

Having a double-glazed front aspect window and linoleum flooring. Suite includes a low-level WC, a vanity handwash basin and a panelled bath with an overhead electric shower.

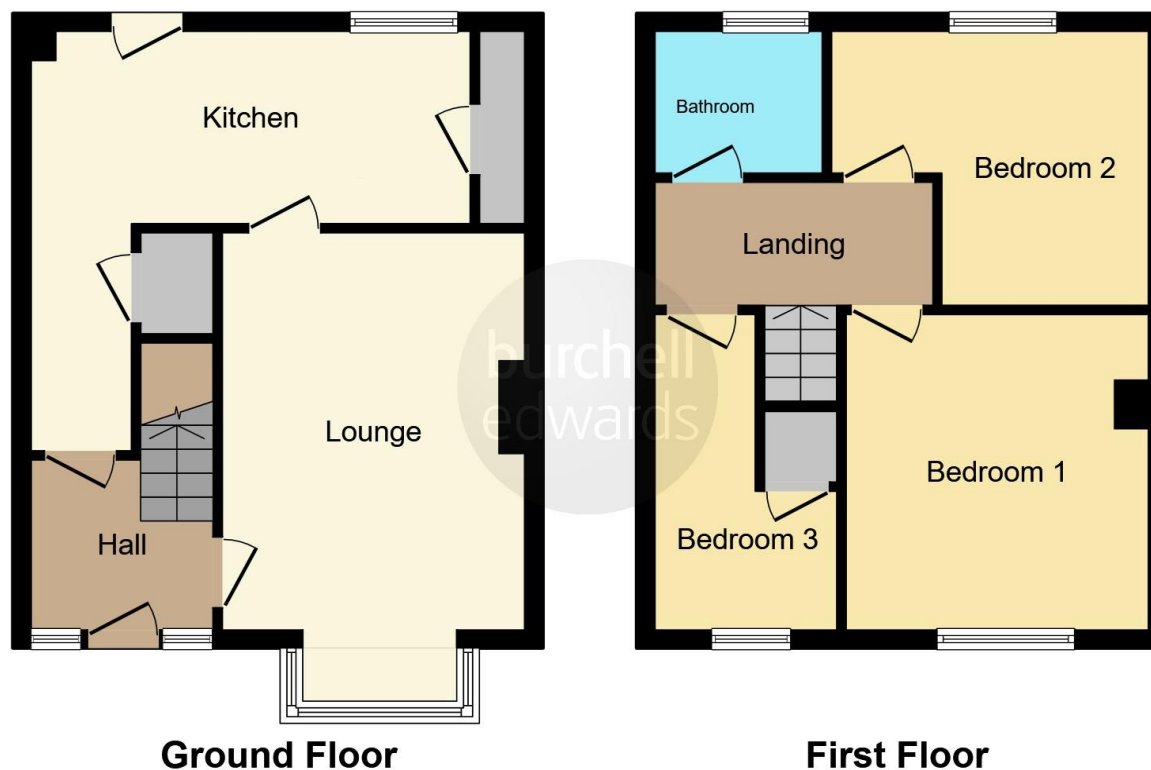
## To The Rear

The low maintenance rear garden has a small paved area with an astro-turf lawn.









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To view this property please contact Burchell Edwards on

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EPC Rating: D    Council Tax  
 Band: A

Tenure: Freehold

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