



Millfield Road
Ilkeston





Property Description

SEMI DETACHED !! TWO DOUBLE BEDROOMS !!
WELL PRESENTED !! TWO RECEPTIONS !!
FANTASTIC LOCATION !! We at Burchell Edwards are delighted to offer to the market this extremely well presented semi-detached home that is ready for a new owner to love.

Located on a tree lined street in the heart of the town, this beautiful home offers stylish modern living and will make for the perfect purchase.

The home comprises of well presented lounge, bright spacious dining room, a bespoke kitchen and guest cloak room to the ground floor.

The first floor holds the two double bedrooms and the amazing bathroom. To the rear is the private garden and there is plenty of on-street parking to front.

We feel with the presentation and the amazing location really makes this a must see so please call Burchell Edwards today to arrange your viewing.

To The Front

Having non-permit on-street parking. Gate enters a small front yard area. A composite front door opens directly into the living room.

Living Room

11' 7" x 11' 5" (3.53m x 3.48m)

Having a double-glazed front aspect window with fitted carpet and a radiator.

Dining Room

15' 8" x 11' 7" (4.78m x 3.53m)

Having a double-glazed rear aspect window with engineered wood flooring, a radiator and a feature fireplace.

Kitchen

12' 9" x 6' 3" (3.89m x 1.91m)

Having a double-glazed side aspect window and entry to a small area with a double-glazed side aspect door. Bespoke fitted kitchen with a selection of wall and base units with solid wood worktops, integrated gas hob and an electric oven and an overhead extractor with tiled splashbacks and floor. Also plumbing and space for a washing machine and a dish

washer.

Guest Cloakroom

Having a low-level WC and handwash basin with a double-glazed side aspect with tiled flooring.

Bedroom One

.11' 8" x 11' 3" (3.56m x 3.43m)

Having a double-glazed front aspect window with fitted carpet and a radiator.

Bedroom Two

12' 8" x 8' 7" (3.86m x 2.62m)

Having a double-glazed rear aspect window with fitted carpet and a radiator.

Bathroom

Having two double-glazed side aspect windows. Suite includes a freestanding pebble style bath, low-level WC, a walk-in main fed shower and a vanity handwash basin with tiled flooring.

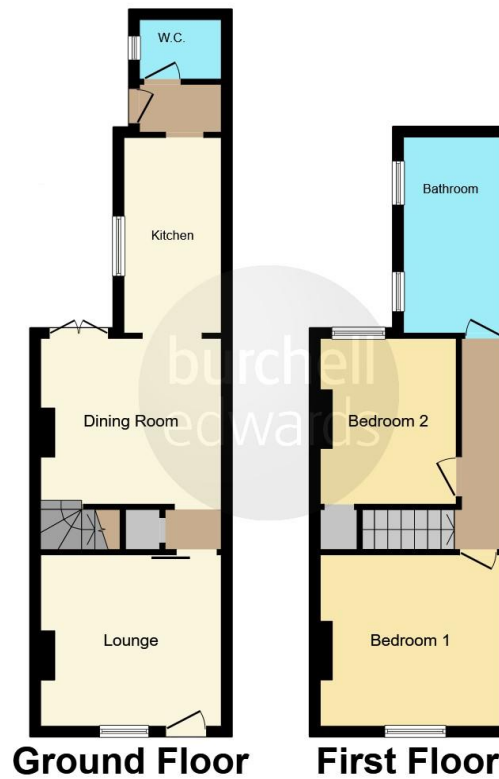
To The Rear

Private fenced garden, having a grass lawn, leading to a decked patio area.









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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21 Bath Street
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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Property Ref: IST206789 - 0003