



Manners Street
Ilkeston





Property Description

Burchell Edwards are delighted to offer to the market this charming two bed end terrace home that is looking for a new to love.

This home will make for the perfect first time purchase or indeed investment and comprises of two good size receptions and kitchen with a utility area to the ground floor.

The first floor holds the two double bedrooms and the bathroom, to the rear is a small private garden and there is a garage located next to the home.

The location is set perfectly for easy access to the town centre and all of the fantastic transport and road links.

We feel this is a must see so please call Burchell Edwards today to arrange your viewing.

Lounge

11' 2" x 11' 2" (3.40m x 3.40m)

Accessed via UPVC door to the front with double glazed window to the front elevation, a radiator and carpet flooring.

Dining Room

11' 2" x 11' 2" (3.40m x 3.40m)

Having two double glazed windows to the side elevation, carpet flooring and a radiator.

Kitchen

14' 10" x 11' 9" (4.52m x 3.58m)

Having double glazed windows to the side and rear elevations, UPVC door leading to the garden, vinyl flooring, wall and base units with work surfaces over, space and plumbing for washing machine, tumble dryer, integrated electric hob and oven with an overhead extractor, inset stainless steel sink and drainer and utility area with UPVC window to the side elevation.

First Floor

Bedroom One

11' 2" x 11' 2" (3.40m x 3.40m)

Having double glazed window to the front

elevation, a radiator and carpet flooring.

Bedroom Two

11' 2" x 8' 3" (3.40m x 2.51m)

Having double glazed window to the rear elevation, a radiator and carpet flooring.

Bathroom

Having double glazed window to the rear elevation, vinyl flooring, panelled bath with mains fed shower over, low level W.C and wash hand basin.

Rear

To the rear of the property is a small private garden and to the side is a further larger garden area and single garage.









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

view this property online burchelledwards.co.uk/Property/IST207318



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