



Albert Street
ILKESTON

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Property Description

END TERRACE HOME !! FOUR BEDROOMS !! LARGE KITCHEN / DINER !! CLOSE TO TOWN CENTRE !! We at Burchell Edwards are delighted to offer to the market this spacious end terrace home located close to the town centre and is ready for a new owner to love.

To The Front

Front yard area with two steps leading to the UPVC front door opening directly into the living room.

Living Room

13' 3" x 13' 1" (4.04m x 3.99m)
Having a double-glazed front aspect window with fitted carpet and a radiator.

Kitchen/Diner

29' 2" x 13' 3" (8.89m x 4.04m)
Having a double-glazed rear and side aspect windows and a double-glazed side aspect door. Dining area has laminate flooring with a fitted radiator. The laminate flooring continues into the kitchen. Fitted with a selection of wall and base units with stainless-steel sink and drainer unit, an electric hob and oven with an overhead extractor and space and plumbing for a washing machine.

Bedroom One

13' 3" x 12' 9" (4.04m x 3.89m)
Having a double-glazed front aspect window with fitted carpet and a radiator.

Bedroom Four

10' 6" x 5' 4" (3.20m x 1.63m)
Having a double-glazed rear aspect window with fitted carpet and a radiator.

Bathroom

Having a double-glazed rear aspect window. Suite includes a walk-in mains fed shower enclosure, handwash basin, a panelled bath and a low-level WC with laminate flooring and

a radiator.

Bedroom Three

13' 5" x 13' 4" (4.09m x 4.06m)
Having a double-glazed rear aspect window with fitted carpet and a radiator.

Bedroom Two

13' 4" x 13' 2" (4.06m x 4.01m)
Having a double-glazed front aspect window with fitted carpet and a radiator.

To The Rear

Having a patio area ideal for alfresco dining, leading to a grass lawn area with mature borders.









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

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T 01159 327232
E ilkeston@burchelledwards.co.uk

21 Bath Street
 ILKESTON DE7 8AH

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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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.

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