



Millfield Road
Ilkeston

burchell
edwards

Millfield Road
Ilkeston DE7 5DL

for sale
£170,000



Property Description

SEMI-DETACHED !! TWO DOUBLE BEDROOMS !! TWO RECEPTIONS !! WELL EQUIPPED KITCHEN !! We at Burchell Edwards are delighted to offer to the market this extremely well presented home that is located close to the town centre and is looking for a new owner to love.

Located on a charming tree lined street, this charming semi-detached home offers spacious bright living and is within the shortest of distances to major supermarkets and the town centre.

The home comprises of living room, dining room and a well equipped kitchen to the ground floor with the two double bedrooms and the family bathroom on the first floor.

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

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

To The Front

Having on-street non-permit parking available. The composite front door leads directly into the living room.

Living Room

Having a front aspect double-glazed window with laminate flooring, a feature fireplace and a fitted radiator.

Dining Room

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

Kitchen

Having a side aspect double-glazed door and two side aspect double-glazed windows with linoleum flooring and a fitted radiator. Kitchen comprises a selection of wall and base units with an integrated gas hob and an electric oven, space for washing machine and fridge freezer and also a tumble dryer.

Bedroom One

Having a double-glazed front aspect window with fitted carpet and radiator. Benefits from having built-in wardrobes.

Bedroom Two

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

Bathroom

Having two side aspect double-glazed windows. Suite includes a walk-in mains fed shower, a panelled bath, a low-level WC and a handwash basin. Fitted with laminate flooring and a radiator.

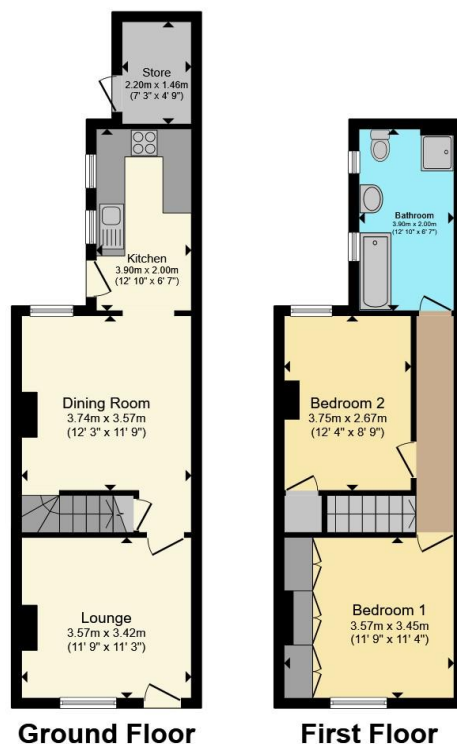
To The Rear

The property benefits from a lovely enclosed rear garden, featuring a patio area and a well-maintained lawn, complemented by mature borders. Benefits from having a brick outbuilding and a garden shed for handy storage.









Total floor area 77.9 m² (839 sq.ft.) approx

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.propertybox.io



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: D Council Tax
 Band: A

Tenure: Freehold

check out more properties at burchelledwards.co.uk



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: IST207921 - 0001