Robert Ellis

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Milton Street
Ilkeston, Derbyshire DE7 8NX

A THREE BEDROOM PLUS ATTIC SPACE
MID TERRACED HOUSE.

Offers Over £140,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS DECEPTIVELY SPACIOUS TARDIS-LIKE THREE BEDROOM PLUS ATTIC SPACE MID TERRACED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED NO-THROUGH ROAD RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises front living room, inner dining room, kitchen and bathroom. The first floor landing provides access to three bedrooms. There is a useable attic space accessed via a drop-down ladder with power, lighting and eaves storage space.

The property also benefits from gas fired central heating from a newly fitted gas fired combination boiler as of Summer 2025, double glazing and recently landscaped garden to the rear.

As previously mentioned, the property is located in this popular residential no-through road location within easy reach of nearby amenities and open space, as well as schools. There is also easy access to good transport links including Ilkeston train station.

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.

LIVING ROOM
15'0" x 11'5" (4.59 x 3.49)
uPVC front entrance door, double glazed window to the front, spotlights, laminate flooring, media points, radiator with display cabinet, feature curved archway with door leading to the dining room.

DINING ROOM
12'0" x 11'6" (3.68 x 3.51)
Archway leading through to the kitchen, double glazed French door access leading to the rear garden, laminate flooring (matching the living room), open access with turning staircase rising to the first floor, radiator with display.

KITCHEN
8'5" x 7'0" (2.58 x 2.14)
The kitchen comprises a matching range of fitted wood-effect style base and wall storage cupboards and drawers with granite-style roll top work surfaces incorporating double bowl sink unit with central swan-neck mixer tap and tiled splashbacks, fitted five ring gas hob with extractor over and oven beneath, plumbing for washing machine, double glazed window to the side, spotlights, door leading to the bathroom.

BATHROOM
6'8" x 6'3" (2.04 x 1.93)
Located on the ground floor, three piece suite comprises of a "P" shaped bath with glass screen and mains dual attachment shower over with tiled splashbacks, wash hand basin with mixer tap, double storage cabinet beneath, hidden cistern push flush WC. Double glazed window to the rear.

FIRST FLOOR LANDING
Doors to all bedrooms, loft access point with pull-down loft ladders to the attic space.

BEDROOM ONE
11'5" x 11'5" (3.50 x 3.50)
Double glazed window, radiator with display.

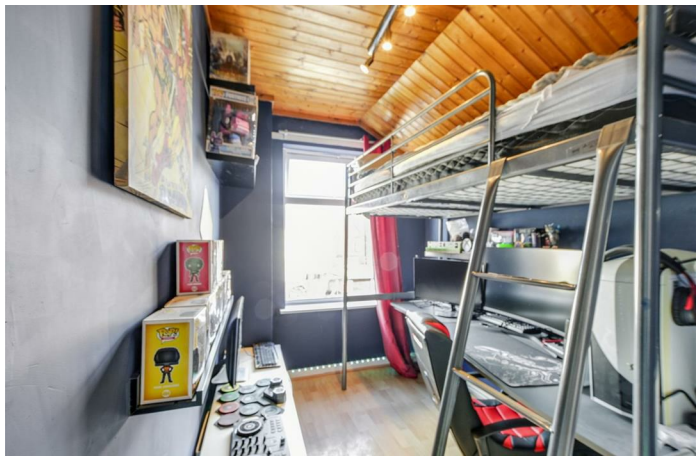
BEDROOM TWO
12'0" x 8'5" (3.67 x 2.59)
Double glazed window to the rear, radiator, laminate flooring, useful storage cupboard.

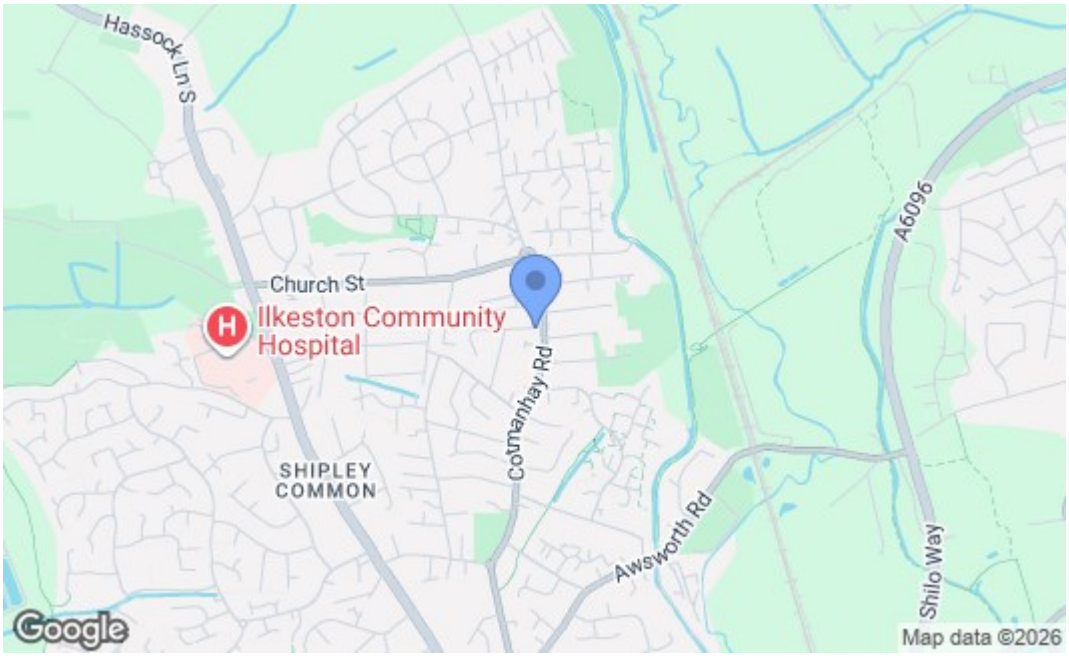
BEDROOM THREE
8'11" x 6'5" (2.73 x 1.97)
Double glazed window to the rear, radiator, decorative panel-style ceiling.

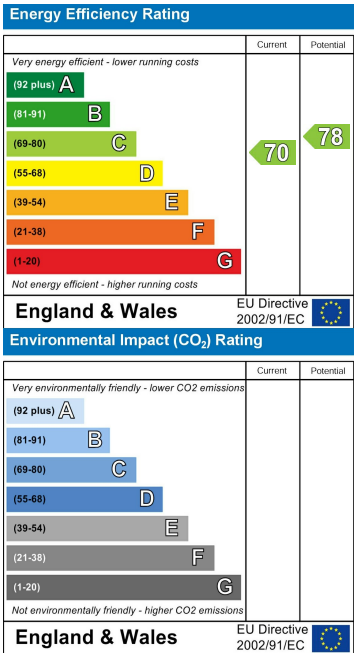
ATTIC SPACE
Power, lighting and eaves storage space.

OUTSIDE
To the front there is a dwarf brick boundary wall with stepping stone style pathway providing access to the front entrance door with decorative coloured stone pebbles. The front garden is designed for ease of maintenance with a range of contrasting pebble chippings and raised beds.

TO THE REAR
The rear garden has been recently re-landscaped, enclosed by timber fencing to all boundary lines, designed for low maintenance being predominantly decorated with slate shingle and pebbles set within decorative decking-style beds. To the foot of the plot there is a raised decked entertaining space with timber posts and rope-style balustrade. There is an external lighting point. Shared pedestrian access with the neighbouring property then leads back to the front.







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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