

Canal Street
Ilkeston

burchell edwards

Canal Street
Ilkeston DE7 8GR

for sale
£120,000







Property Description

CHAIN FREE !! WELL PRESENTED MID-TERRACE HOME !! TWO DOUBLE BEDROOMS !! TWO RECEPTIONS !! CLOSE TO MAIN LINE STATION !! We at Burchell Edwards are delighted to offer to the market with no onward chain this charming mid-terrace home located close to the town centre is ready for a new owner to love.

Located on a quiet road within a short walk to Ilkeston main line train station and the town centre all major supermarkets and transport road links, this perfect property is waiting for all first-time buyers or indeed investors.

The home offers spacious living and comprises of bright living room, spacious dining room and a well equipped kitchen to the ground floor.

The first floor holds the two bright double bedrooms and the family bathroom. To the rear is the private enclosed low maintenance garden and there is plenty of non-permit on-street parking.

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 UPVC front door opens directly into the living room.

Living Room

Bright and neutrally decorated living room featuring a front aspect double-glazed window, quality laminate flooring and a fitted radiator.

Dining Room

Well presented neutrally decorated dining room featuring attractive coving and dado railing, adding character and charm to the space. Having a rear aspect double-glazed window, matching laminate flooring flowing through from the living room and a fitted radiator. A feature fireplace provides an attractive focal point, creating a warm and inviting atmosphere. A doorway opens to the staircase rising to the first floor, with useful understairs storage, while an open archway leads seamlessly into the kitchen, enhancing the flow of the ground floor accommodation.

Kitchen

Having rear and side aspect double-glazed windows, along with a side aspect double-glazed door providing access to the rear garden. The kitchen is fitted with a range of wall and base units complemented by tiled splashbacks, incorporating an integrated gas hob with extractor hood over, an electric oven, and a stainless-steel sink with drainer. There is space and plumbing for a washing machine and fridge freezer, while lino flooring completes this practical and well-presented space.

Bedroom One

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

Bedroom Two

Having a double-glazed rear aspect window with fitted carpet and a radiator. Housing the combination boiler and having a handy storage cupboard.

Bathroom

Having a rear aspect double-glazed window. The bathroom is fitted with a three-piece suite comprising a panelled bath with overhead electric shower, a low-level WC and a vanity hand wash basin. Finished with practical lino flooring, a fitted radiator, and tiled splashbacks, creating a functional and well-presented family bathroom.

To The Rear

The enclosed rear garden is accessed directly from the kitchen and begins with a patio area, providing an ideal space for outdoor seating and entertaining. Beyond lies a low-maintenance AstroTurf lawn, creating a practical and attractive garden suitable for year-round enjoyment.



















Total floor area 64.3 m² (692 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

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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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The Property Ombudsman

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