CHARLES NEWTON & CO

ESTATE AGENTS & SOLICITORS

30 May Street

Ilkeston DE7 8NJ

£170,000

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An extremely well-appointed two-bedroomed Victorian semi-detached home, situated in a well-regarded residential location close to a range of local amenities.
The accommodation briefly comprises; a welcoming dining room to the front elevation, a spacious lounge, and a well-equipped fitted kitchen. To the first floor are two well-proportioned bedrooms with fitted wardrobes, served by a family bathroom.

Outside, the property enjoys a small enclosed fore-garden, set back from the road, together with a delightful rear garden, predominantly laid to lawn with two patio seating areas ideal for relaxing or entertaining. There is also a large brick-built garden store, providing excellent additional storage.

Ilkeston is a popular market town offering an excellent range of shops, supermarkets, cafés, schools and leisure facilities, together with excellent transport links to Nottingham, Derby and the M1, making it an ideal location for commuters.

This charming home is the perfect opportunity for first-time buyers, professionals or those looking to downsize. Beautifully presented and ready to move straight into, offering a wonderful blend of character, comfortable living space and a convenient location. Early viewing is highly recommended to fully appreciate everything this lovely property has to offer.

Ground Floor Accommodation

Dining Room
11'10 x 11'2 (3.61m x 3.40m)
Double glazed front door, coving, spot lights, cupboard housing consumer units, double glazed front door, laminate flooring, double glazed front window, door to lounge.

Lounge
15'11 x 11'10 (4.85m x 3.61m)
With open-tread stairs to the first floor, stone fireplace with surround and mantlepiece with electric fire, carpeted flooring, spot lighting, double glazed windows to the rear and side elevations, wood door to kitchen.

Fitted Kitchen
16'08 6'6 (5.08m 1.98m)
Fitted with a wide range of furniture including, base cupboards, drawers and matching wall units, laminated worktops and tiled surround, integrated oven and grill with gas hob over with extractor fan, stainless sink and drainer unit, space and plumbing for washing machine space for fridge and freezer, wall mounted Main comi-boiler, two double glazed side windows, double glazed door leading to the garden and tiled flooring.

First Floor Accommodation

Landing
Spot lighting, loft hatch, radiator, doors off, thermostat.

Bedroom One
10'5 x 9'5 to wardrobes (3.18m x 2.87m to wardrobes)
A double bedroom with sliding wardrobes, spot lighting, coving, radiator, carpeted flooring, double glazed front window.

Bedroom Two

11'5 x 8'5 to wardrobes (3.48m x 2.57m to wardrobes)

Sliding fitted wardrobes, radiator, spot lighting, carpeted flooring, double glazed rear window.

Family Bathroom

8'6 x 6'6 (2.59m x 1.98m)

Three piece suite, panelled bath with shower over, low flush w.c., wash hand basin, fully tiled walls and flooring, storage cupboard, double glazed frosted rear window.

Outside

Front Garden

Outside, the property benefits from an enclosed foregarden with a walled frontage, and wrote iron access gate leading to the front door, gated side access leads to the rear garden.

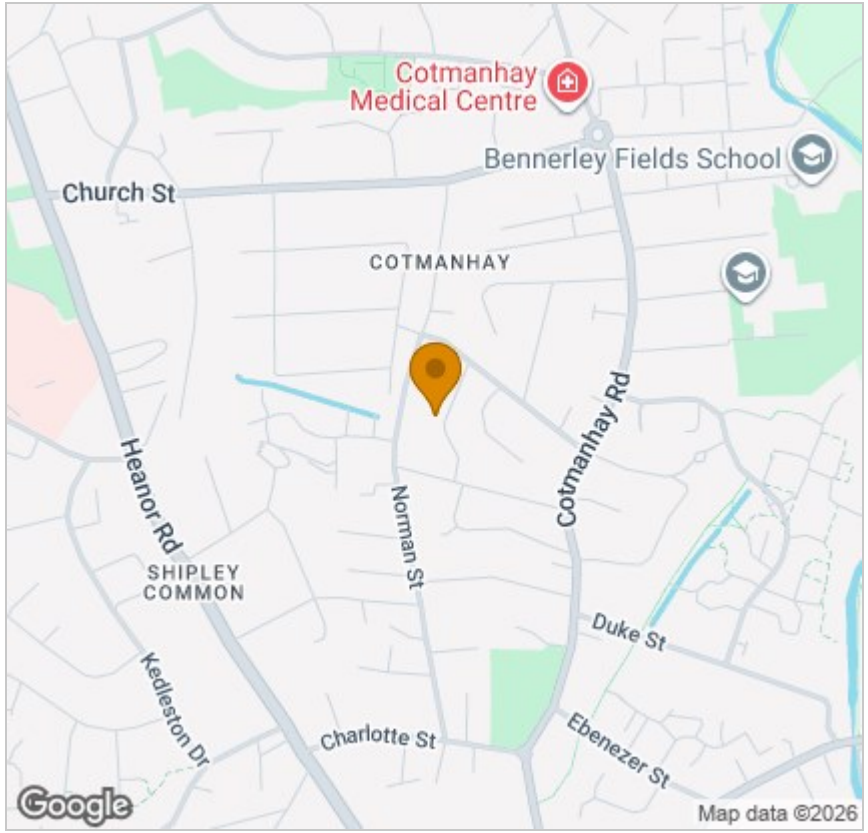
Rear Garden

The charming enclosed rear garden features a lawn bordered by a variety of shrubs and bushes. A patio seating area at the rear of the property provides the perfect spot for relaxing or entertaining, with an additional seating area further into the garden for versatile outdoor enjoyment.

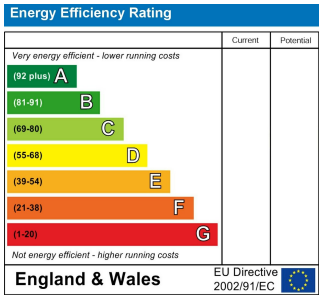
There is also a spacious brick-built storage shed, offering convenient storage solutions. The garden is securely enclosed by wall and fencing, ensuring privacy and safety.

Floor Plan

Area Map



Energy Efficiency Graph



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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