Robert Ellis

*look no further. . .*







Corporation Road
Ilkeston, Derbyshire DE7 4AX

A THREE BEDROOM SEMI-DETACHED HOUSE. NO UPWARD CHAIN.

**£190,000 Freehold**

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A particularly deceptive three bedroom semi-detached house.

This true family sized property comes the market in a ready to move into condition with NO UPWARD CHAIN benefitting from gas fired central heating and double glazing throughout.

The accommodation is arranged as follows : hallway, lounge, open plan family dining kitchen with useful separate utility room. To the first floor, the landing provides access to three well proportioned bedrooms, bathroom and separate WC.

Set back from the road with off-street parking for two vehicles, the property enjoys a particularly good sized rear garden with a large shed/workshop at the foot of the plot.

Situated in this popular residential suburb, great for families and commuters alike, as schools for all ages are nearby including Hallam Fields Junior School. Ilkeston town centre is nearby offering a good range of shops and facilities, and there are various supermarkets. Good road links lead to the larger cities of Nottingham and Derby.

We believe this property is an ideal first time buy, with space for young and growing families. Equally, with three bedrooms, the property is ideal for those looking to work from home.





ENTRANCE HALL
Stairs to the first floor, doors to lounge and dining kitchen.

LOUNGE
13'5" x 8'10" (4.11 x 2.70)
Radiator, double glazed bay window to the front.

DINING KITCHEN
13'9" x 10'2" (4.20 x 3.11)
Range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Appliance space, table and chair space, double glazed window to the rear. Door to utility room.

UTILITY ROOM
6'7" x 5'6" (2.03 x 1.69)
Useful understairs store closet, plumbing and space for washing machine, double glazed window and door to rear garden.

FIRST FLOOR LANDING
Double glazed window, doors to bedrooms and bathroom.

BEDROOM ONE
13'8" x 10'2" (4.19 x 3.11)
Radiator, double glazed window to the rear.

BEDROOM TWO
11'6" x 8'11" (3.53 x 2.73)
Radiator, double glazed window to the front.

BEDROOM THREE
8'3" x 6'11" (2.53 x 2.11)
Radiator, double glazed window to the front.

BATHROOM
Two piece suite comprising pedestal wash hand basin and bath with mixer shower attachment over. Radiator, double glazed window.

SEPARATE WC
Low flush WC, double glazed window.

OUTSIDE
The property is set back from the road with a front garden and driveway providing off-street parking for two cars. There is gated pedestrian access at the side of the house leading to the rear garden. The rear garden has a patio and at the foot of the plot, there is a large garden shed/workshop.

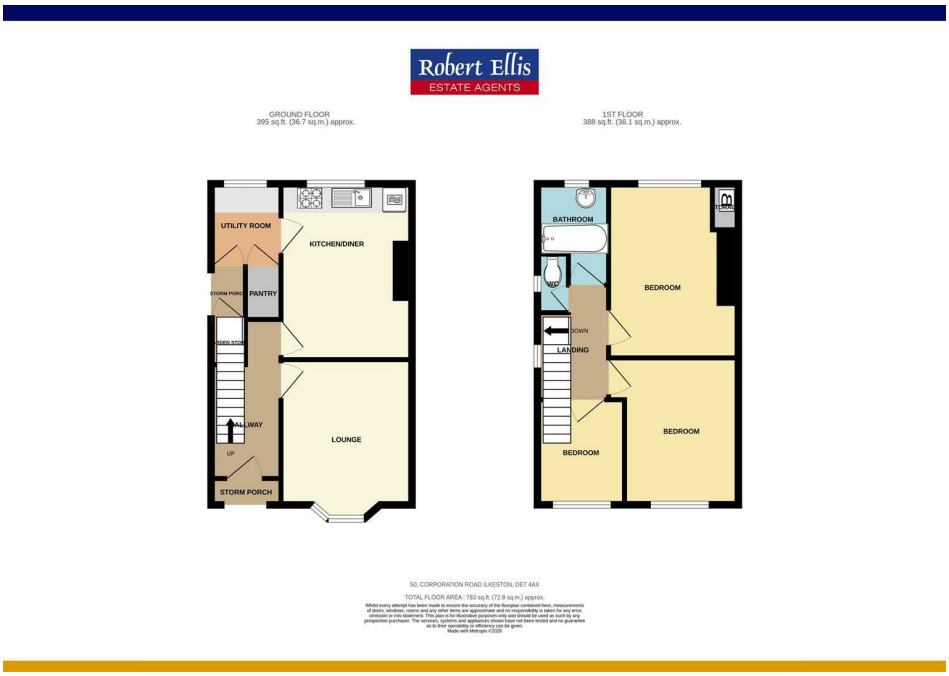


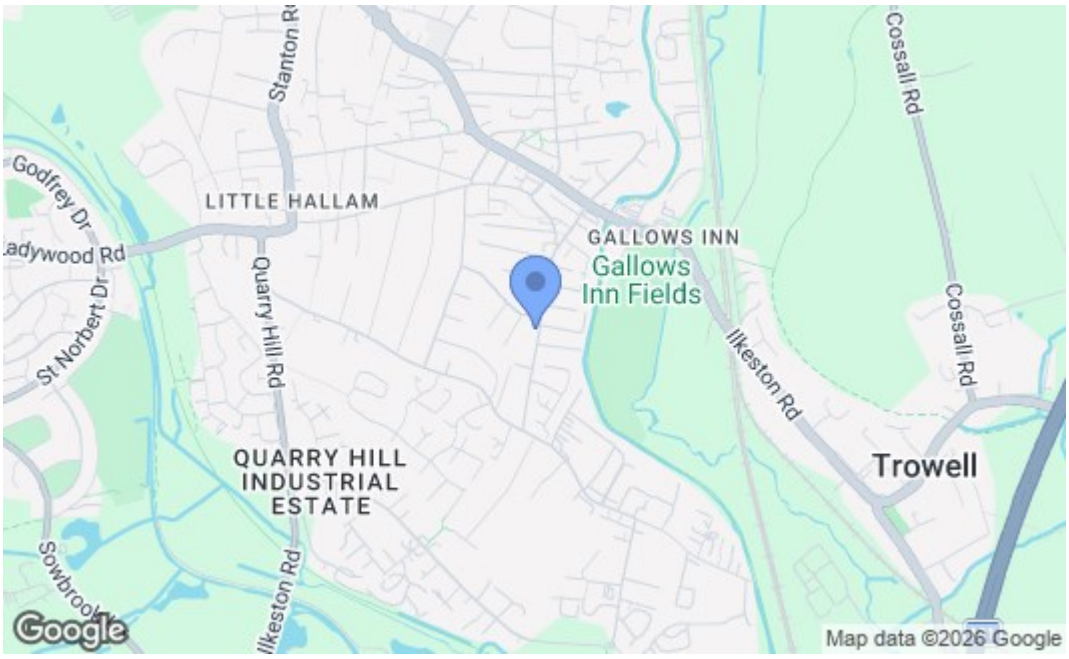


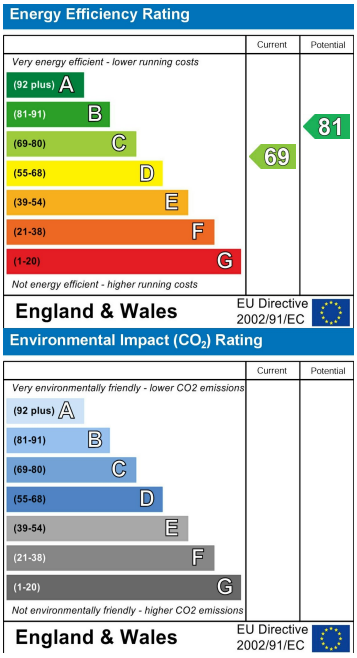









These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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