



15 Margaret Avenue  
Ilkeston DE7 5DD

£190,000



## 15 Margaret Avenue

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This traditional three-bedroom semi-detached property is ideally situated in a convenient residential location, within easy reach of local amenities.

The accommodation briefly comprises an entrance hallway, fitted kitchen, and a spacious lounge/dining area. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a mature, enclosed rear garden, along with a brick-built outbuilding and outside WC. To the front, there is a gravelled area and a block-paved driveway. Double gates to the side provide access to a further enclosed parking area.

The property requires a degree of modernisation but offers excellent potential for improvement. Offered to the market with no onward chain, early viewing is highly recommended





### Hallway

Stairs to first floor, doors off, storage cupboard, radiator, carpet flooring & double glazed door & side window to the front elevation.

### Lounge

11'11" x 13'5" (into bay) (3.63m x 4.09m (into bay))

Stone fireplace housing gas fire, shelving, TV point, carpet flooring, radiator & double glazed bay window to the front elevation.



### Dining Room

12'0" x 11'6" (3.66m x 3.51m)

Coving to ceiling, panelled chimney breast, carpet flooring & double glazed window to the rear elevation.

### Kitchen

12'3" x 6'3" (3.73m x 1.91m)

Wall & base units with laminate worktop over, stainless steel sink & drainer with mixer tap, tiled walls, electric oven & gas hob, space for fridge & freezer, space for washing machine, space for dish washer, radiator, vinyl flooring, double glazed window & door to the rear elevation.



### Cupboard

Shelves & double glazed window.

### First Floor Landing

Doors off, loft hatch & double glazed window to the side elevation.

### Bedroom One

11'11" x 11'10" (3.63m x 3.61m)

Fitted wardrobes & overbed storage, coving to ceiling, carpet flooring, radiator & double glazed window to the rear elevation.





### Bedroom Two

12'0" x 10'11" (3.66m x 3.33m)

Fitted wardrobes, coving to ceiling, radiator & double glazed window to the front elevation.

### Bedroom Three

8'5" x 7'5" (2.57m x 2.26m)

Coving to ceiling, storage cupboard, carpet flooring, electric heater & double glazed window to the rear elevation.



### Bathroom

10'5" x 6'5" (3.18m x 1.96m)

Three piece suite with walk in bath, low flush WC, pedestal wash hand basin, cupboard housing Worcester boiler, tiled walls with shower over

### Outside

#### Front Garden

Gravelled front garden with brick wall & fence boundary, block paved driveway with wooden gates leads to rear of property.

#### Rear Garden

Lawn areas, stocked borders, plants & shrubs, paved patio area, wooden shed & fence boundary.

#### WC

5'7" x 3'0" (1.70m x 0.91m)

Low flush WC & double glazed window.

#### N.B

Kitchen appliances can be left if required.



## Floor Plan



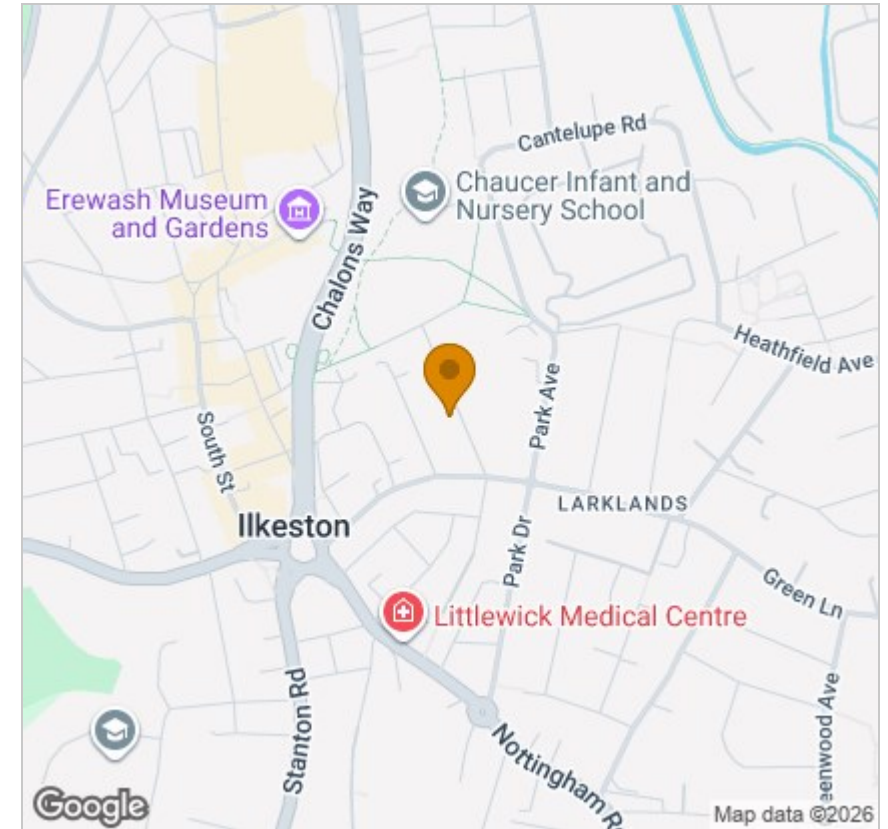
## Viewing

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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## Area Map



## Energy Efficiency Graph

