

CHARLES
NEWTON & CO

ESTATE AGENTS & SOLICITORS



98 Park Drive

Ilkeston DE7 5NS

£155,000



3



1



1



G

98 Park Drive

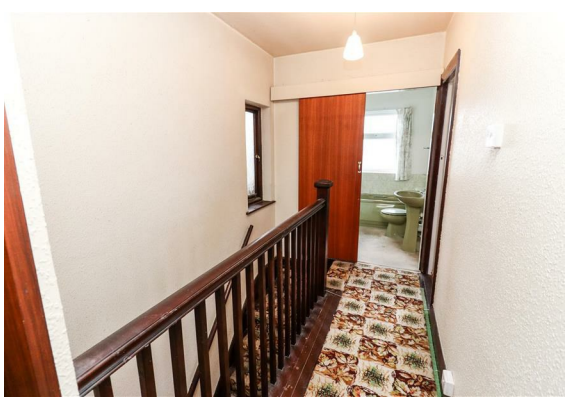
Ilkeston DE7 5NS

Offered to the market with no upward chain this traditional three-bedroom semi-detached family home in the popular town of Ilkeston, built circa 1930 and retaining some lovely original features. This property does require an element of modernisation but offers a lot of potential.

The accommodation offers an entrance hall, two reception rooms, a kitchen, and a first-floor bathroom. Outside, there is a good-sized rear garden with an outhouse and WC, and to the front, a paved front courtyard with fence boundary.

Ilkeston is a highly desirable market town located strategically between Nottingham and Derby, within the borough of Erewash. The town boasts a variety of amenities and has its own railway station, making it an excellent choice for commuters. With quick access to junctions 25 and 26 of the M1 motorway, and Nottingham city centre and the Queen's Medical Centre both just 20 minutes away.

DIY enthusiasts look no further, this could be the property for you, book your viewing before you miss out.





Entrance Hall

Double glazed door to the front elevation, stairs to first floor, doors off & storage heater.

Lounge

11'7" x 9'11" (3.53m x 3.02m)

Double glazed window to the front elevation, open fire with original tile surround, picture rail, carpet, storage heater & original wooden door.

Dining Room

12'11" x 9'12" (3.94m x 2.74m)

Double glazed window to the rear elevation, electric fire with tile surround, under stairs cupboard, picture rail, carpet, storage heater & original wooden door to kitchen.

Under Stairs Cupboard

Single glazed frosted window, shelving, electric meter & fuse box.

Kitchen

6'9" x 6'3" (2.06m x 1.91m)

Double glazed door & window to the side elevation, wall & base cupboards with laminate worktop over, free standing cooker, plumbed for washing machine, space for fridge, original wooden door & quarry tiled flooring.

First Floor Landing

Original single glazed frosted window to the side elevation, loft hatch, doors off, cupboard with original wooden door.

Bedroom One

13'0" x 8'11" (3.96m x 2.72m)

Double glazed window to the front elevation, picture rail, rug & original wooden door.

Bedroom Two

11'10" x 8'11" (3.61m x 2.72m)

Double glazed window to the rear elevation, carpet, picture rail & original wooden door.

Bedroom Three

9'11" x 6'0" (3.02m x 1.83m)

Double glazed window to the front elevation & lino flooring.

Bathroom

6'9" x 6'5" (2.06m x 1.96m)

Frosted double glazed window to the rear elevation, bath, low flush WC, pedestal wash hand basin, cupboard housing hot water tank & emersion heater.

Outside

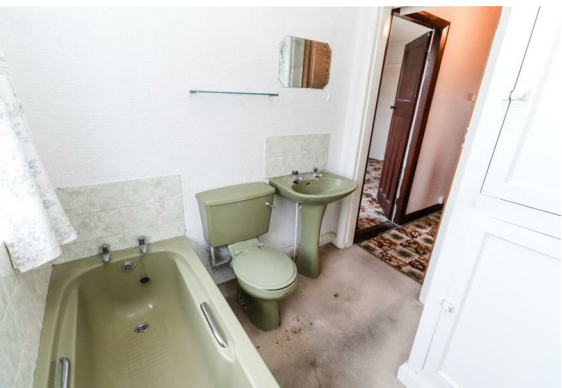
Rear garden with paved area, outhouse, outside WC, steps lead down to a rear garden & shared access to front.

Front Garden

Paved front garden, bushes & fence boundary, shared access pathway leads to the back garden.

Council Tax

Erewash A



Floor Plan



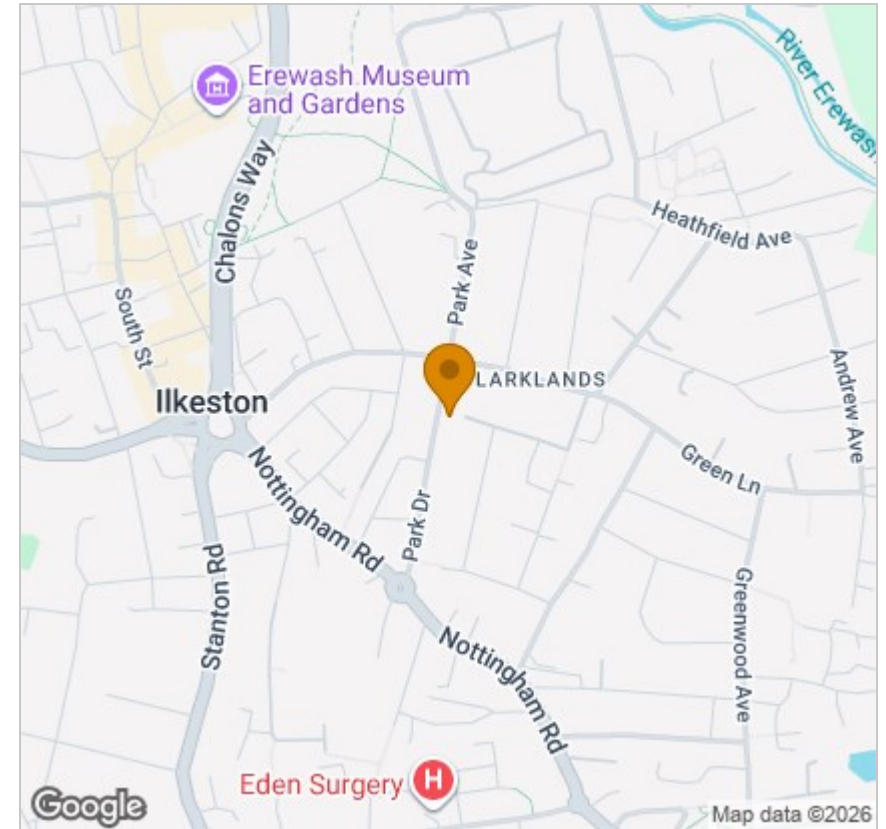
Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2 Alexandra Street, Eastwood, Nottinghamshire, NG16 3BD
 Tel: 01773 535535 Email: property@charlesnewton.co.uk www.charlesnewton.co.uk

Area Map



Energy Efficiency Graph

