

CHARLES  
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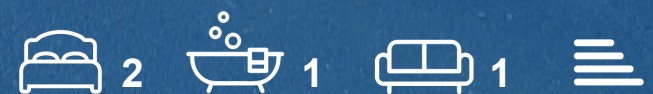
ESTATE AGENTS & SOLICITORS



70 Malthouse Road

Ilkeston DE7 4PX

£170,000





## 70 Malthouse Road

Ilkeston DE7 4PX

This lovely two bedroomed semi-detached home briefly comprises entrance hall with useful Cloakroom/WC, fitted Kitchen to the front elevation, Lounge/Dining Room with Conservatory beyond.

To the first floor the landing provides access to two Bedrooms and Bathroom/WC with shower.

Forecourt parking can be found at the front for 2 cars and to the rear is an enclosed rear garden with large storage shed.

The property is situated in this popular and now established residential area on the outskirts of Ilkeston close to the Derbyshire countryside. Located on the Nottingham side of Ilkeston which provides great 'commutability' to the cities of Nottingham and Derby and the M1 is within easy reach.

A great modern property ideal for a range of purchasers whether it be first time buyers, buy to let investors or those looking to downsize into a modern comfortable home.

Offered to the market with no upward chain.







### Entrance Hall

Double glazed front door, stairs to the first floor, radiator, doors leading to lounge and WC.

### Kitchen

10'4" x 5'9" (3.15m x 1.75m)

Incorporating a fitted range of wall, base and drawer units with rolled edge work surfacing and inset stainless steel sink unit with single drainer. Built in electric oven, gas hob and extractor hood over. Radiator, plumbing and space for automatic washing machine. Double glazed window to the front elevation.

### Lounge

13'5" x 12'10" (4.09m x 3.91m)

Understairs store cupboard, spot lighting, laminate flooring, radiator, double glazed window and French doors leading to conservatory.

### Conservatory

10'4" x 9'5" (3.15m x 2.87m)

UPVC double glazed windows, and French door to rear garden.

### Downstairs WC

5'4" x 3'2" (1.63m x 0.97m)

Incorporating a two piece suite comprising wash hand basin, low flush wc. Radiator, double glazed window to the front elevation.

### First Floor

Landing area, doors leading off:

### Bedroom One

12'10" x 12'5" (3.91m x 3.78m)

A double bedroom with space for wardrobe, radiator, built in cupboard, double glazed window to the front elevation, carpeted flooring.

### Bedroom Two

11'3" x 6'3" (3.43m x 1.91m)

Radiator, double glazed window to the rear, carpeted flooring.

### Bathroom

6'4" x 5'7" (1.93m x 1.70m)

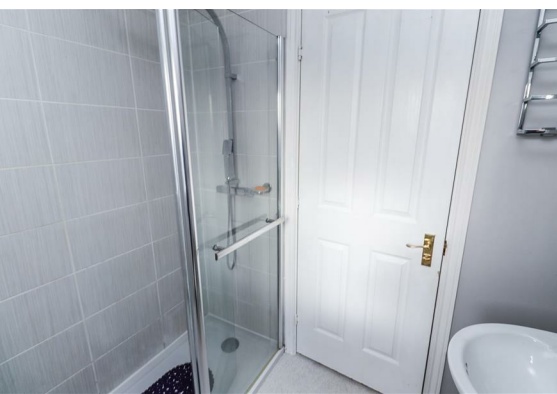
Incorporating a three piece suite comprising pedestal wash hand basin, low flush wc and walk-in shower cubicle, extractor fan, tiled splashbacks, loft hatch, double glazed window to the rear elevation.

### Outside

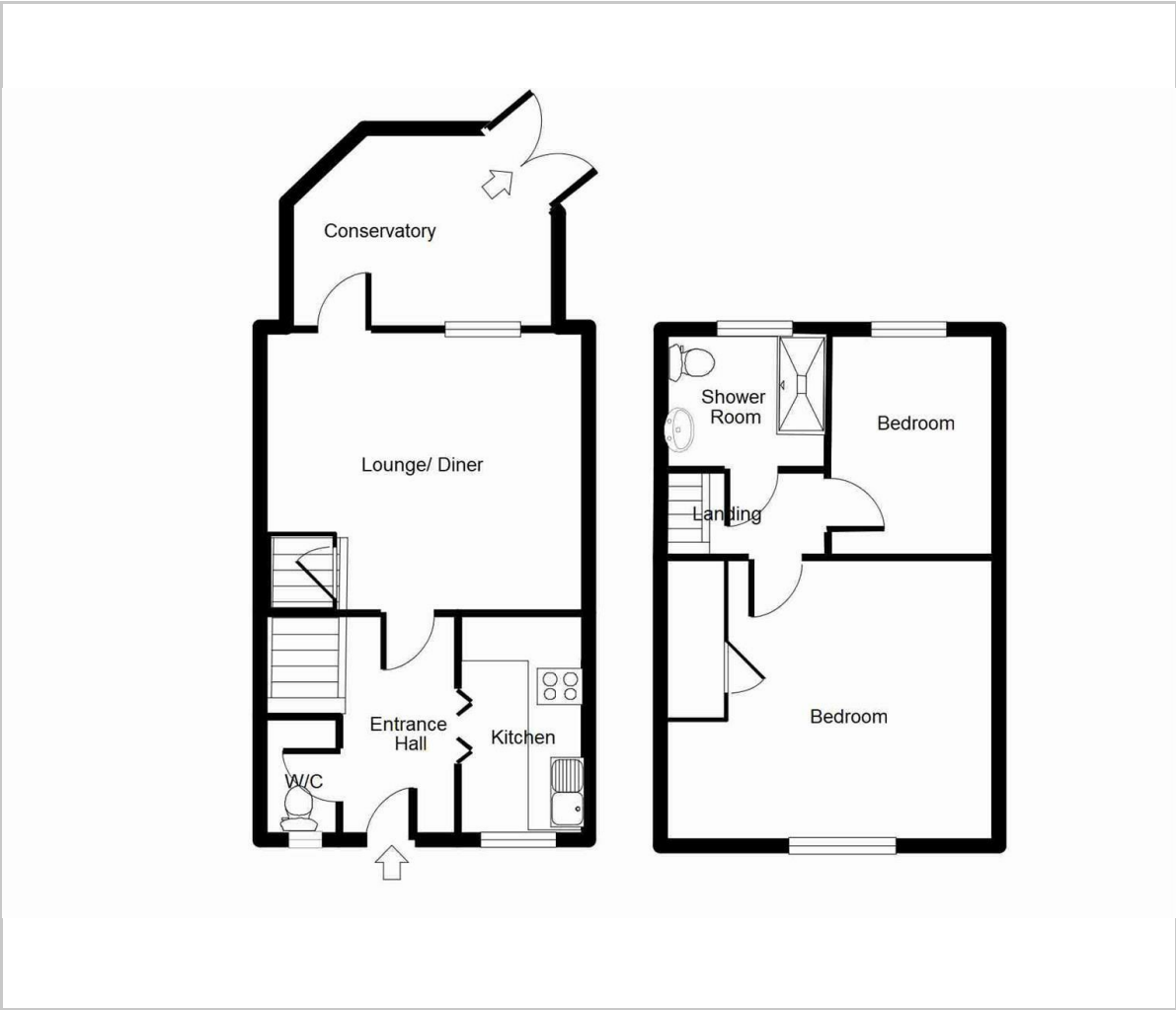
Tarmac forecourt providing off-street parking, gated access at the side leading to enclosed rear garden.

### Rear garden

Having a large raised deck seating area, fully enclosed by fencing, large storage shed.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

