



70 Malthouse Road
Ilkeston DE7 4PX

£170,000



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This lovely two bedrooomed 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:

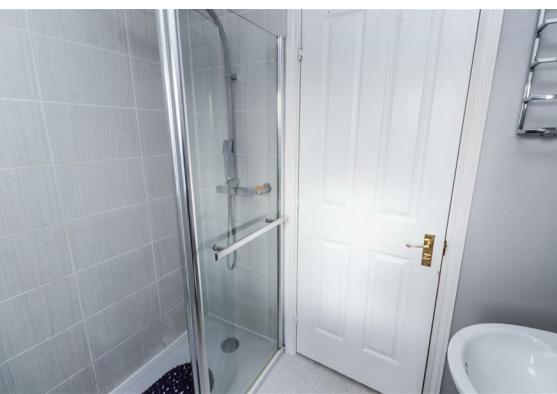
Bedroom One
12'10" x 12'5" (3.91m x 3.78m)
A double bedroom with space for wardrobe, radiator, built in cupboard, double glazed window to the front elevation, carpeted flooring.

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



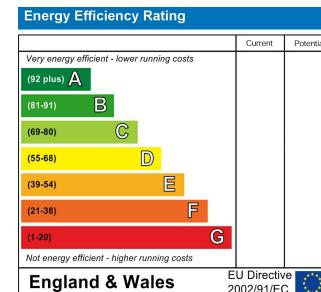
Viewing

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

Area Map



Energy Efficiency Graph



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