



Hallam Fields Road
ILKESTON

burchell
edwards

Hallam Fields Road
ILKESTON DE7 4AZ

for sale
£120,000



Property Description

END-TERRACE HOME !! THREE BEDROOMS !! TWO RECEPTIONS !! CLOSE TO TOWN CENTRE !! PERFECT FIRST-TIME PURCHASE !! We at Burchell Edwards are delighted to offer to the market this end terrace home that is ready for a new owner to love.

Located close to the town centre and all major road and transport links as well as all major supermarkets this end-terrace home makes for the perfect purchase.

The home comprises of living room, dining room, kitchen and family bathroom to the ground floor.

The first floor contains two double bedrooms with an additional double bedroom on the second floor. To the rear is the private garden and there is plenty of on street non-permit parking to the front.

We feel with what this home has to offer and the fantastic location really makes this a must see so please call Burchell Edwards today to arrange your viewing.

To The Front

UPVC front door opens directly into the living room.

Living Room

Having a double-glazed front aspect window with fitted carpet and radiator.

Dining Room

Having a double-glazed rear aspect window with fitted carpet and radiator.

Kitchen

Having two side aspect double-glazed windows and door. Fitted with a selection of wall and base units, space for a washing machine and a gas cooker.



Bathroom

Having a side aspect double-glazed window with linoleum flooring. Ground floor bathroom includes a panelled bath with a separate electric shower enclosure, handwash basin and a low-level WC.

Bedroom One

Having a double-glazed front aspect window with fitted carpet and a radiator.

Bedroom Two

Having a double-glazed rear aspect window with fitted carpet and a radiator.

Bedroom Three

Located on the second floor. Having two double-glazed rear aspect Velux windows with fitted carpet and a radiator.

To The Rear

Enclosed paved rear yard with artificial turf area.









Total floor area 95.8 m² (1,031 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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21 Bath Street
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EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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