



ESTATE AGENTS, VALUERS AND AUCTIONEERS

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20 Hallams Field Road, Ilkeston, Derbyshire, DE7 4AZ

Asking Price Of £155,000



Three bedroom mid terrace house located in Ilkeston, Derbyshire

For sale a three bedroom mid terrace house offered to the market with no upwards chain and vacant possession. This refurbished house offers a modern kitchen and bathroom along with two good sized reception rooms and accommodation over three floors.



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## Property Description

For sale a three bedroom mid terrace house offered to the market with no upwards chain and vacant possession. This refurbished house offers a modern kitchen and bathroom along with two good sized reception rooms and accommodation over three floors. The kitchen boasts a valuated ceiling with Velux skylight allowing plenty of natural light to flow in. Benefitting from gas central heating and double glazing this home is ready for a new buyer to move straight into.

Ilkeston town centre is within easy reach, offering a range of shops, supermarkets, cafés and everyday amenities. Nearby parks and local cycling routes provide opportunities for outdoor exercise and family time.

Public transport links are convenient, with Ilkeston railway station offering services towards Nottingham and Sheffield, making commuting or days out straightforward. Local bus routes also connect well with surrounding areas. The property is situated close to local schools, which will appeal to buyers planning for the future.



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**KITCHEN:** 15' 1" x 5' 7" (4.61m x 1.71m) Double glazed uPVC window to the side, fitted over and under counter storage cupboards, integrated dishwasher and fridge/freezer, sink with tap and drainer, 1½ sink with drainer and tap, electric oven and induction hob, upright radiator, Velux skylight, door to bathroom.

**LOUNGE:** 12' 0" x 11' 11" (3.67m x 3.65m) Double glazed uPVC window to the front, radiator, laminate flooring.

**DINING ROOM:** 11' 10" x 11' 11" (3.62m x 3.65m) Double glazed uPVC French doors to rear garden, radiator, laminate flooring, door to stairs.

**BATHROOM:** 9' 6" x 5' 7" (2.91m x 1.71m) Double glazed uPVC window to the side, fitted suite including panelled bath with shower over, toilet, wash hand basin, radiator, storage cupboard.

**BEDROOM ONE:** 11' 11" x 12' 0" (3.65m x 3.67m) Double glazed uPVC window to the front, carpet and radiator.

**BEDROOM TWO:** 11' 10" x 11' 11" (3.62m x 3.65m) Double glazed uPVC window to the rear, carpet and radiator, understairs storage.

**BEDROOM THREE:** 12' 0" x 13' 4" (3.68m x 4.07m) Velux windows, carpet and radiator.

**OUTSIDE:** To the front of the property is a small paved area, ideal for storage bins, the rear garden is relatively low maintenance.

**TENURE:** Freehold.

**VIEWINGS:** Strictly by appointment only via Wallace Jones estate agents.

