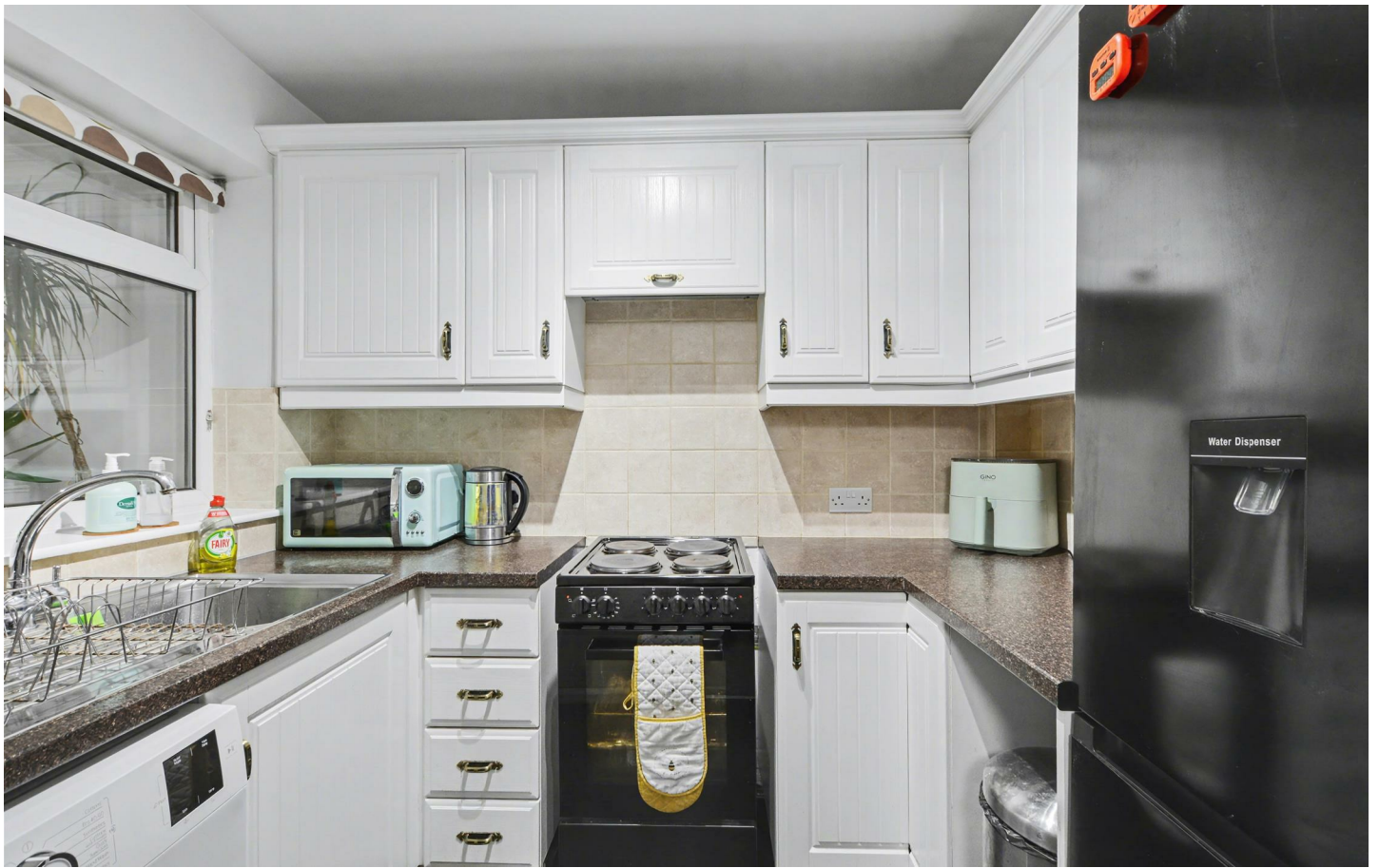




**Gallows Inn Close  
Ilkeston, Derbyshire DE7 4BU**

A TWO BEDROOM MID TERRACED HOUSE  
SITUATED IN THIS QUIET RESIDENTIAL CUL  
DE SAC LOCATION.

**£160,000 Freehold**



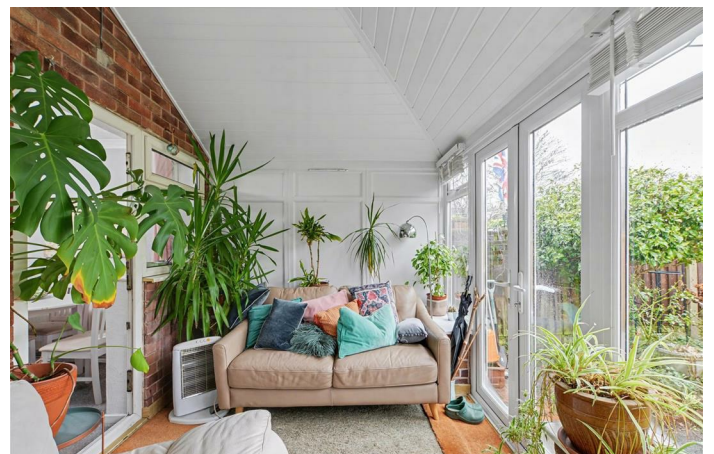
ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET THIS TWO BEDROOM (EXTENDED TO THE GROUND FLOOR) MID TERRACED HOUSE SITUATED IN THIS QUIET RESIDENTIAL CUL DE SAC LOCATION WITH VIEWS OVER THE CANAL AND FOOTPATH TO THE REAR.

With accommodation over two floors, the ground floor comprises entrance porch leading through to an inner hallway, spacious through lounge/diner, kitchen and conservatory. The first floor landing then provides access to two bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating, double glazing, front and rear gardens, as well as a garage in a block and an adjacent parking space in front of the garage.

The property is located in this quiet residential cul de sac location within close proximity of excellent outdoor/countryside access and nearby walking routes. There is also easy access to the town centre amenities, schooling for all ages and a variety of transport links, including bus services and the Ilkeston train station.

We believe the property will make an ideal first time buy or family home. We highly recommend an internal viewing.



## ENTRANCE PORCH

4'5" x 3'9" (1.36 x 1.16)

Composite panel and double glazed front entrance door, hardwood framed double glazed window to the front, Georgian-style panel and glazed door leading through to the inner hallway/lobby, wall light point.

## INNER HALLWAY/LOBBY

4'2" x 3'7" (1.29 x 1.10)

Staircase rising to the first floor, radiator, router point, further panel and glazed Georgian-style door leading through to the through lounge/diner.

## THROUGH LOUNGE/DINER

22'2" x 11'5" (6.77 x 3.50)

Double glazed window to the front with stained glass top panel, three radiators, coving, ample space for dining table and chairs, separate living area, central chimney breast incorporating brick and tile surround with coal effect inset fire, useful understairs storage with power and lighting, uPVC panel and double glazed door and window to the rear leading through to the conservatory, archway through to the kitchen.

## KITCHEN

8'6" x 6'0" (2.60 x 1.84)

The kitchen comprises a matching range of fitted Shaker-style base and wall storage cupboards and drawers, with roll top work surfaces incorporating single sink and draining board with central mixer tap and tiled splashbacks. Space for cooker, plumbing for washing machines, as well as space for full height fridge/freezer, extractor canopy hood sitting directly above the cooker, uPVC double glazed window to the rear (with fitted roller blind).

## CONSERVATORY

13'3" x 8'2" (4.04 x 2.49)

Brick and uPVC double glazed construction with insulated and pitched roof, lighting, power, double glazed windows to the rear, French doors opening out to the rear garden.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Airing cupboard housing the water cylinder and shelving above.

## BEDROOM ONE

14'6" max x 9'8" (4.43 max x 2.95)

Two double glazed windows to the front with stained glass top panels (with fitted roller blinds), radiator, fitted double wardrobe with matching overhead storage cupboards.

## BEDROOM TWO

10'8" x 8'2" (3.27 x 2.51)

Double glazed window to the rear overlooking the garden, canal and footpath beyond along with the adjacent rugby field, radiator, boiler cupboard housing the 'Baxi' gas fired central heating boiler.

## BATHROOM

7'7" x 6'2" (2.33 x 1.89)

Three piece suite comprising panel bath with Victorian-style mixer tap and handheld shower attachment, with a separate 'Creda' electric shower over, wash hand basin and low flush WC. Partial tiling to the walls, double glazed window to the rear and ladder towel radiator.

## OUTSIDE

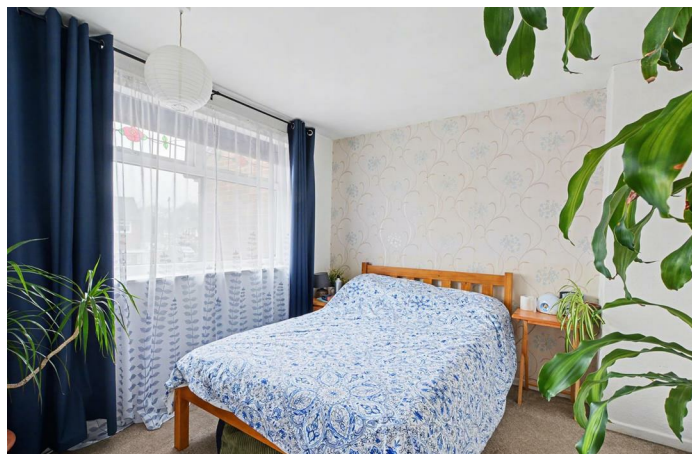
To the front of the property there is an enclosed garden with timber fencing set within concrete posts and gravel boards, pedestrian entrance gate and pathway leading to the front entrance door. Either side of the pathway there is lawn and an array of mature bushes and shrubbery.

## TO THE REAR

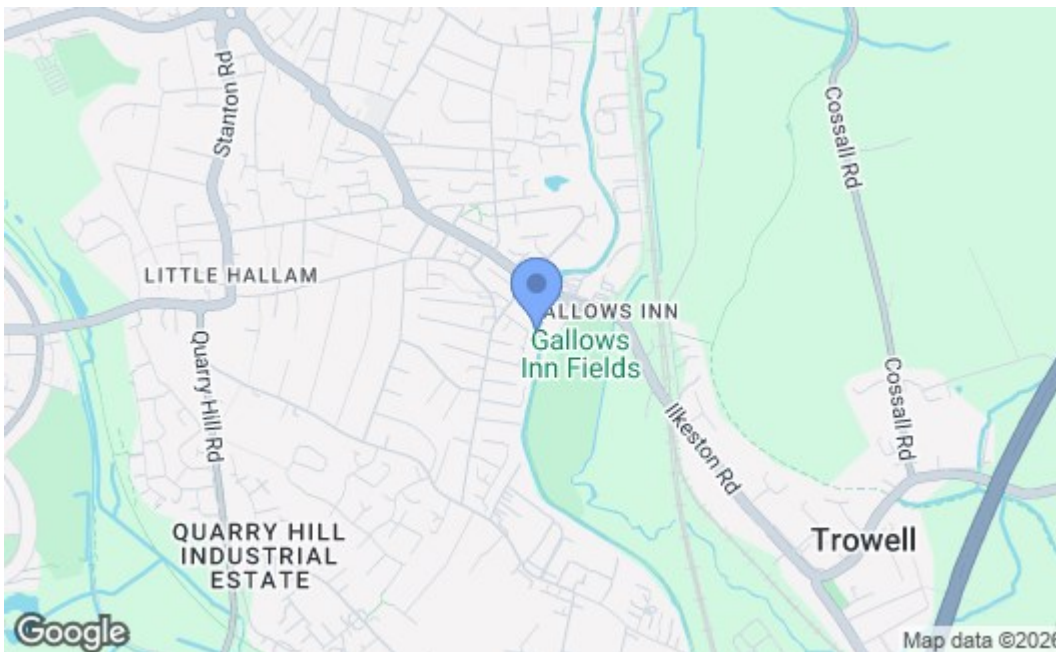
The rear garden is enclosed by timber fencing with concrete posts and gravel boards, pedestrian pathway and gate leading onto the rear (overlooking the canal beyond). The garden is lawned with planted borders housing a variety of bushes and shrubbery.

## DIRECTIONS

When approaching Ilkeston via Trowell onto Nottingham Road, continue over the hump back bridge and take a left hand turn onto Thurman Street. Take a left hand turn onto Gallows Inn Close and follow the bend in the road to the right where the property can be found on the left hand side, identified by our For Sale board.



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.