



Bristol Road
Ilkeston

burchell
edwards

**Bristol Road
Ilkeston DE7 5HD**

**for sale offers in the region of
£230,000**



Property Description

This charming and characterful three-bedroom semi-detached home on Bristol Road offers generous living space, period features, and a fantastic opportunity for those seeking a spacious property close to Ilkeston town centre. The ground floor includes a bright bay-fronted living room with a feature fireplace, a separate dining room, and a well-proportioned kitchen with modern white units, tiled splashbacks and garden views.

Upstairs, the home provides three bedrooms—two generous doubles and one single—along with a stylish bathroom featuring a bath with shower attachment, contemporary tiling, and a stained-glass style internal door.

Outside, the long mature rear garden offers privacy and huge potential, while the courtyard-style area behind the house is ideal for storage or seating. Situated on a highly desirable road of attractive period homes, the property is within walking distance of shops, schools, transport links, and green spaces. A wonderful canvas ready for its next owner to make their own.

Please note that the AML Fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To The Front

On-street non-permit parking available. The side composite door enters into the entrance hallway.

Entrance Hallway

Having decorative linoleum flooring, a fitted radiator and open staircase to the first floor.

Living Room

Having a double-glazed front aspect bay window with fitted carpet, a radiator and a tiled fireplace.

Dining Room

Having a double-glazed rear aspect window with fitted carpet, a radiator and a brick feature fireplace. Leading through to the kitchen.

Kitchen

Having a rear aspect double-glazed window and a side aspect door with tiled flooring. Fitted with a selection of modern wall and base units with tiled splash backs and including an extractor hood with space for a standalone cooker, washing machine and fridge freezer.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Having a double-glazed side aspect window, tiled flooring and half tiled walls with a chrome towel rail. Suite includes a bath with shower taps, a low-level WC, a handwash basin and a separate mains fed shower enclosure.

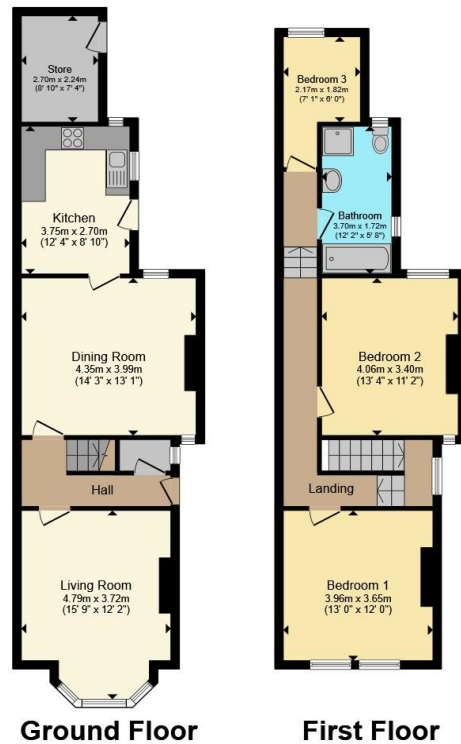
To The Rear

Large rear garden starting with a paved patio area stepping down to a grass lawn with mature borders and trees. Access to a handy storage room that is incorporated to the property building.









Total floor area 109.8 m² (1,182 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

T 01159 327232
E ilkeston@burchelledwards.co.uk

21 Bath Street
 ILKESTON DE7 8AH

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207619



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: IST207619 - 0007