

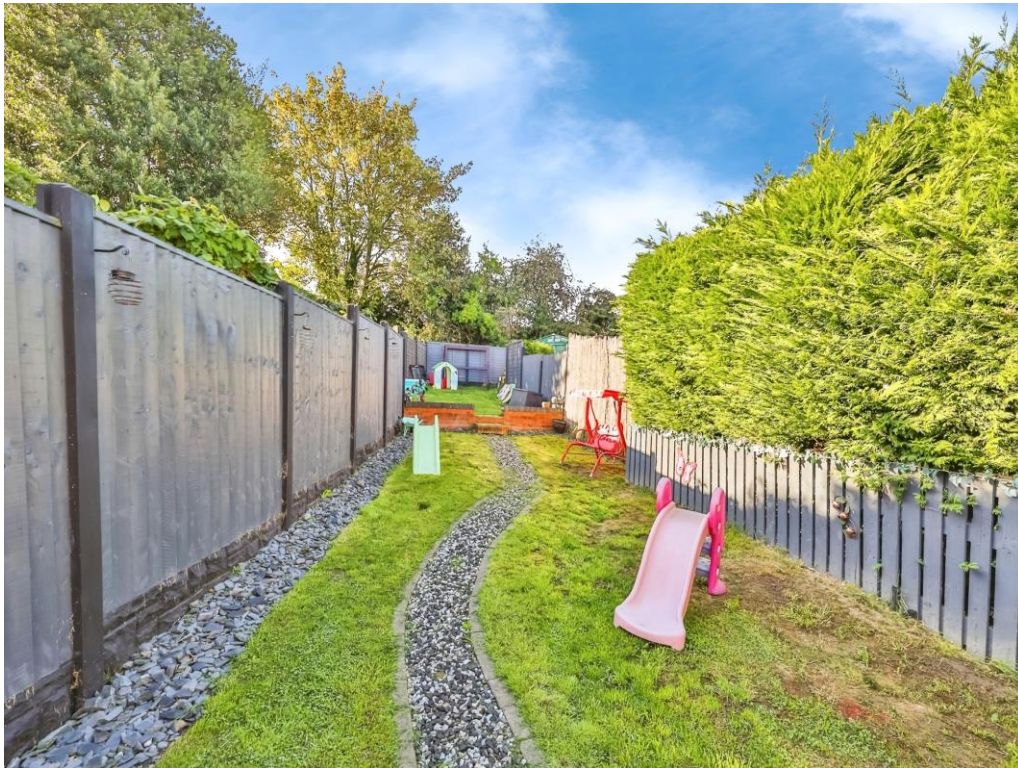


Queen Elizabeth Way
Ilkeston



Queen Elizabeth Way
Ilkeston DE7 4NW

for sale offers in excess of
£170,000



Property Description

MID TERRACE HOME !! TWO DOUBLE BEDROOMS !! CONSERVATORY !! DRIVEWAY PARKING !! WELL PRESENTED !! We at Burchell Edwards are delighted to offer to the market this well presented charming mid-terrace home that is ready for a new owner to love.

Located in the heart of the ever-popular Kirk Hallam is this charming home that is ready for its new adventure.

The home has been well maintained by the present owner and offers spacious bright living and will make for the perfect first-time purchase or indeed investment.

The home comprises of an entrance porch, a large living room, well equipped modern kitchen and a conservatory to the ground floor.

The upstairs holds the two double bedrooms and the family bathroom. To the rear is the large private garden and there is private driveway parking to the front.

Located in the heart of the popular area of Kirk Hallam with the fantastic schools and great transport and road links really makes this a must see! So please call Burchell Edwards today to arrange your viewing.

To The Front

Dropped kerb leading to the tarmac driveway with space for two vehicles. Steps to the UPVC front door opening into the porch.

Porch

Having a double-glazed front aspect window leading into the entrance hallway.

Hallway

Having tiled flooring with a radiator.

Living Room

15' x 11' 9" (4.57m x 3.58m)

Having a double-glazed front aspect window and a double-glazed rear aspect door leading into the conservatory. Fitted with laminate flooring and a radiator.

Kitchen

14' 8" x 10' 1" (4.47m x 3.07m)

Having a double-glazed front and rear aspect windows with a continuation of the tiled flooring from the entrance hallway. Fitted with a selection of wall and base units with an integrated gas hob and an electric oven with a stainless-steel sink and drainer unit. Space and plumbing for a washing machine, tumble dryer and a fridge freezer.

Conservatory

10' 5" x 10' 5" (3.17m x 3.17m)

Conservatory with a fully structured roof with tiled flooring and double-glazed doors opening out to the rear garden.

Bedroom One

14' 9" x 11' 9" (4.50m x 3.58m)

Having double-glazed front and rear aspect windows with fitted carpet and a radiator. Benefits from having built-in wardrobes.

Bedroom Two

10' 3" x 9' 5" (3.12m x 2.87m)

Having a double-glazed front aspect window with fitted carpet and a radiator. Benefits from having built-in wardrobes.

Bathroom

Having a double-glazed frosted rear aspect window. Suite includes a panelled bath with a mains fed shower, a low-level WC and a vanity handwash basin with tiled flooring.

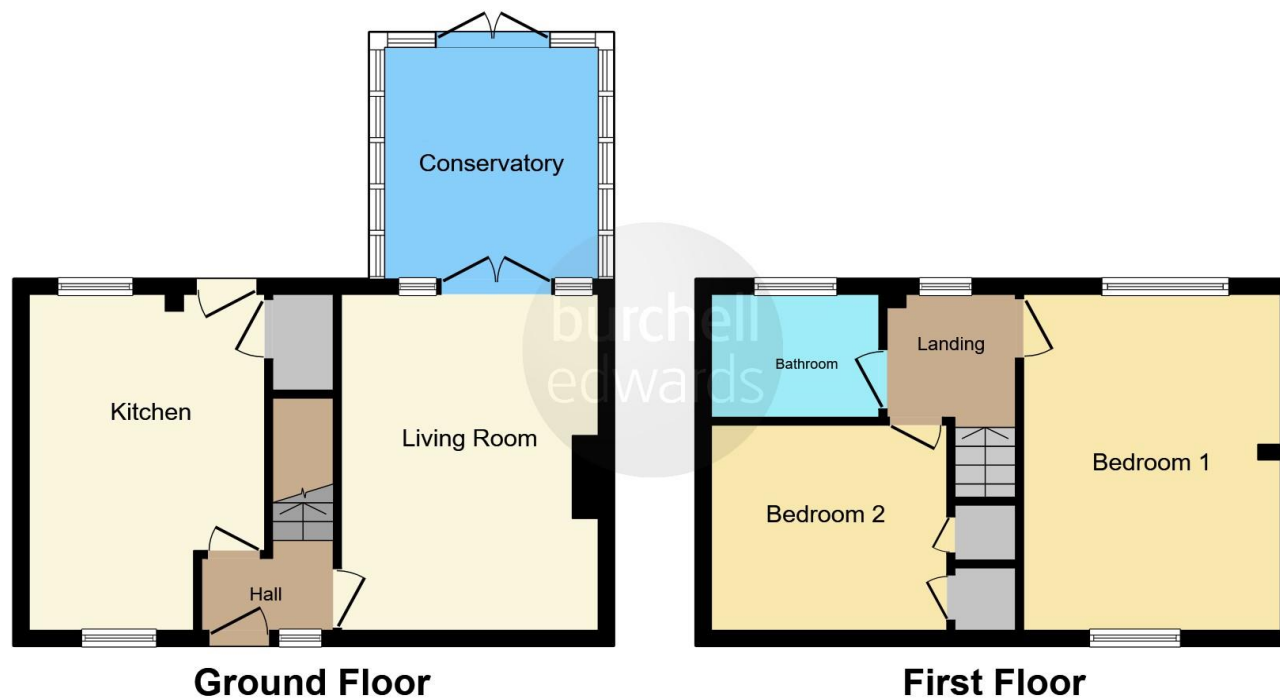
To The Rear

Lovely large staged rear garden having a patio area leading to a grass lawn with mature borders and a garden shed.









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.focalagent.com

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: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207366



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: IST207366 - 0002