

Brook Cottages
Ilkeston

burchell edwards

Brook Cottages
Ilkeston DE7 8JS

for sale
£180,000







Property Description

WELL PRESENTED MID-TERRACE HOME | THREE BEDROOMS | TWO BATHROOMS | TWO RECEPTION ROOMS | OFF-STREET PARKING | CANAL-SIDE ACCESS TO THE REAR

A fantastic opportunity to acquire this well-presented three-bedroom mid-terrace home, offering spacious and versatile accommodation arranged over three floors. Ideal for families, first-time buyers or investors, the property benefits from two reception rooms, two bathrooms and valuable off-street parking to the rear.

The accommodation briefly comprises a welcoming living room, separate dining room and a fitted kitchen to the ground floor. To the first floor are two well-proportioned bedrooms and a family bathroom, while the second floor hosts an impressive principal bedroom complete with its own en-suite shower room .

Externally, the property enjoys a low-maintenance rear garden, providing an ideal space for outdoor dining and entertaining. A particular feature is the off-street parking to the rear, with direct access onto the attractive canal path, offering pleasant walks and a peaceful setting right on the doorstep.

Early viewing is highly recommended to fully appreciate the space, presentation and convenient location this delightful home has to offer.

To The Front

Low brick wall frontage to yard are with UPVC door entering directly into the living room. Private parking available to the rear of the property.

Living Room

Well presented living room featuring a front-aspect double-glazed window, a fitted radiator and high-quality laminate flooring which continues throughout the ground floor, creating a natural flow. An attractive cast iron fireplace provides a cosy focal point, while a fitted base cupboard within the alcove offers useful storage.

Dining Room

Continuing the high quality laminate flooring, the tastefully decorated dining room features an attractive fireplace, a rear-aspect double-glazed window and a fitted radiator. An open doorway leads through to the kitchen, while a door provides access to the staircase rising to the first floor. Additional under-stairs storage offers the perfect space for coats, shoes, outdoor wear and household appliances.

Kitchen

Fitted with a selection of wall and base units, complemented by tiled splashbacks and incorporating an integrated oven and hob. There is space and plumbing for a washing machine, dishwasher, and fridge freezer, along with a stainless-steel sink and drainer. The kitchen benefits from a rear aspect double-glazed window and a double-glazed side door providing access to the rear garden.

Landing

Carpeted landing providing access to the first floor bedrooms and bathroom with stairs rising to the second floor.

Bedroom Two

Having a front aspect double-glazed window, fitted carpet and a radiator, this well-proportioned bedroom benefits from two useful storage cupboards, providing excellent storage and helping to maximise the available floor space.

Bedroom Three

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

Bathroom

Having a rear aspect double-glazed window, the bathroom is fitted with a stylish suite comprising a semi-freestanding claw-foot bath with an overhead electric shower and shower screen, a low-level WC and a handwash basin. Complemented by laminate flooring and tiled splashbacks, the room also benefits from a useful storage cupboard.

Bedroom One

Located on the second floor and accessed via an attractive oak and glass balustrade, this spacious bedroom features two front-aspect Velux windows, fitted carpet and a radiator. The room also benefits from direct access to a contemporary en-suite shower room.

En-Suite

The contemporary en-suite shower room is fitted with a handwash basin, a low-level WC and a mains-fed walk-in shower with PVC-clad splashbacks and tiled flooring. Additional benefits include a heated towel rail and extractor fan, while built-in shelving provides useful storage and display space.

To The Rear

The low-maintenance rear garden is predominantly paved, creating an ideal space for outdoor dining, entertaining, and relaxation. To the rear of the garden has access to private off-road parking and leads directly onto the attractive canal-side path, providing pleasant walks and convenient access to the surrounding area.







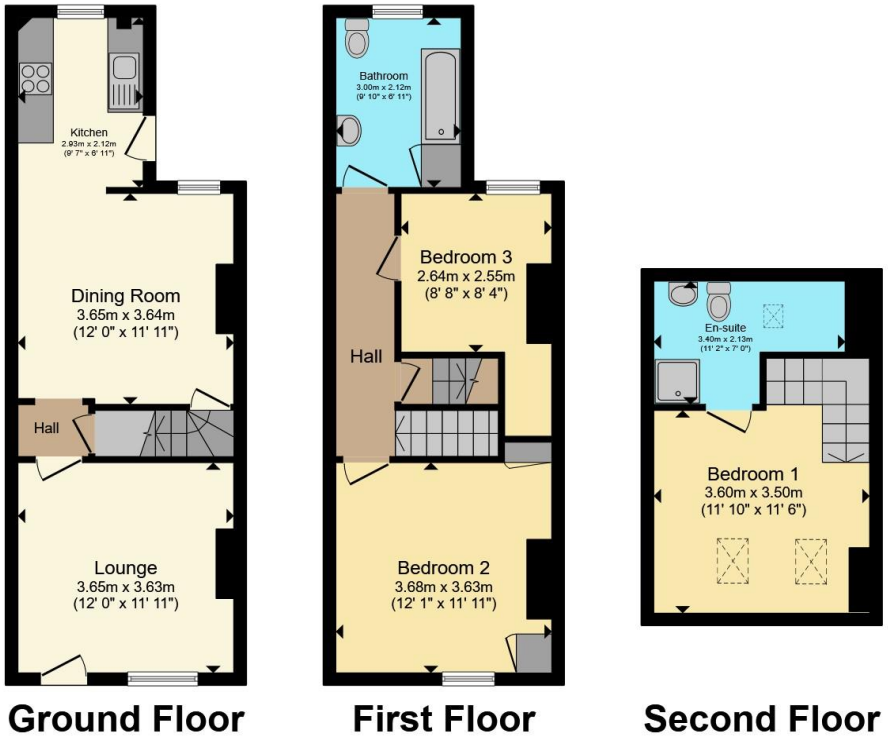



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Total floor area 94.1 m² (1,013 sq.ft.) approx

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To view this property please contact Burchell Edwards on

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EPC Rating: C

Council Tax Band: A

Tenure: Freehold

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The Property Ombudsman

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