

JAMES
SELICKS

19 KINGSTON AVENUE

ILKESTON
DERBYSHIRE
DE7 4BD

GUIDE PRICE £160,000



A spacious three-bedroom home occupying a popular residential position on the outskirts of Ilkeston, offering generous accommodation, a long rear garden and excellent potential for further personalisation.

Entrance hall • dining room • sitting room • kitchen • ground floor bathroom • three generous bedrooms • family bathroom • long, lawned rear garden (open to the neighbouring) • EPC - D

Location

The property is situated on a well-regarded road on the outskirts of Ilkeston, conveniently positioned for local amenities and well regarded schools. There are excellent transport links to both Nottingham and Derby city centres and the M1 Motorway.

Accommodation

The accommodation begins with a uPVC entrance door opening into the entrance hall with stairs rising to the first floor. To the front elevation, the dining room has wood laminate effect flooring, enjoys a pleasant outlook and features a wooden fireplace surround with a faux marble back.

To the rear, the sitting room offers a comfortable reception space overlooking the garden, with wood laminate effect flooring and has a wooden fireplace with faux marble back to the chimneybreast..

A small step leads into the kitchen, which is fitted with a range of eye and base level units and drawers with ample preparation surface and tiled splashbacks, a stainless steel sink and drainer unit with a window above, and an integrated Beko stainless steel oven with electric hob over, further white appliance space and wood effect laminate flooring continuing into a useful understairs area providing additional storage. A part opaque glazed uPVC door leads directly out to the rear garden.

The spacious ground floor bathroom is accessed via a step down and comprises a white three-piece suite including pedestal wash hand basin, a WC and a panelled bath with tiled splashback, glazed shower screen and electric shower over. The room also benefits from tiled flooring, an extractor fan and an opaque glazed side window.

To the first floor, the landing is galleried in style and includes a large storage cupboard together with an opaque glazed side window. The master bedroom is an excellent size double room positioned to the front elevation, whilst bedroom two is another generous double overlooking the rear garden. Bedroom three features tiled walls, an opaque glazed rear window and a built-in corner cupboard housing the boiler.





Ninja



Pinch & Nom SLOW COOKER
Kate and Kay Allinson



Outside

The property benefits from gated side access to a long rear garden. A patio seating area adjacent to the house leads down onto a lawned garden with fenced boundaries and a pathway running centrally through the plot. The garden is currently open to the neighbouring garden.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Erewash Borough Council

Tax Band: A

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Unknown.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: Shared walls must be jointly maintained.

Flooding issues in the last 5 years: None our Clients are aware of.

Planning issues: None our Clients are aware of.

Accessibility: Two-storey property. No specific accessibility modifications made.



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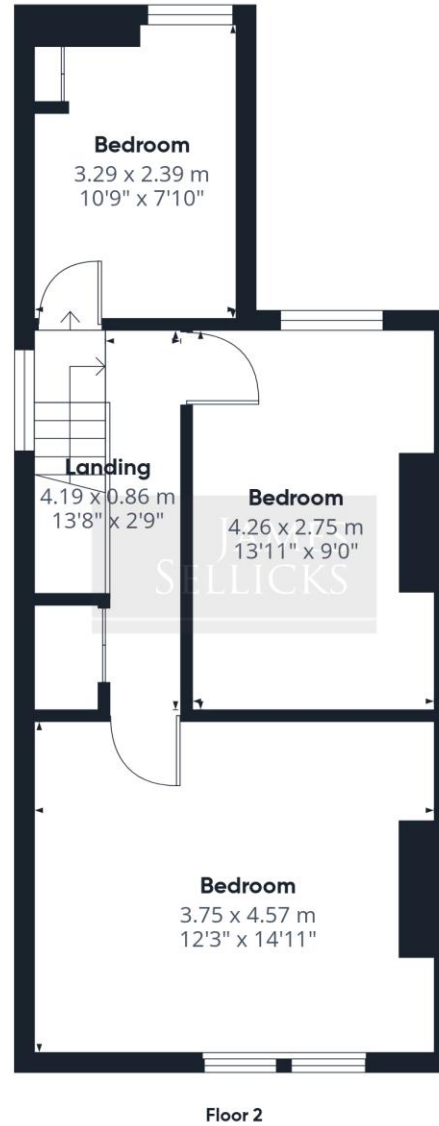


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾

88.7 m²

957 ft²

Reduced headroom

0.4 m²

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

