



Factory Lane
ILKESTON

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edwards



Property Description

TWO BEDROOM TERRACED HOME! IDEAL FOR MODERNISATION!

A fantastic opportunity to acquire this two-bedroom mid-terraced home, offering excellent potential for a new owner to update and modernise to their own taste and requirements. Ideally suited to first-time buyers, investors, or those looking for a project, the property provides well-proportioned accommodation throughout and retains a number of attractive original features.

The ground floor comprises a living room and a separate reception room, currently utilised as a second living room and a spacious galley kitchen. To the first floor are two good-sized bedrooms, including a generous principal bedroom with an attractive original cast-iron fireplace and a shower room.

Outside, the property benefits from a low-maintenance rear garden.

Offering plenty of scope for improvement and value enhancement, this property presents an excellent opportunity to create a wonderful home in a convenient location. Early viewing is highly recommended.

To The Front

On-street parking available. Low brick walled yard frontage with UPVC front door leading directly into the living room.

Living Room

Having a front aspect double-glazed window, provides access to the dining room and staircase rising to the first floor.

Dining Room

Currently presented as a living room, this versatile reception room features a rear-aspect double-glazed window. An attractive wooden mantel with a tiled hearth provides a charming focal point, while a useful understairs cupboard offers additional storage.

Kitchen

Spacious galley kitchen fitted with a selection of wall and base units, incorporating an integrated oven and hob, with a stainless-steel sink and drainer positioned beneath the side-aspect window. Benefiting from both a rear-aspect window and a rear door leading out to the garden, the room enjoys an abundance of natural light. Offering ample workspace and storage, the kitchen provides a practical and functional environment for everyday living.

Bedroom One

Spacious and neutrally decorated bedroom featuring a front-aspect double-glazed window, fitted carpet, and a radiator. An attractive original cast-iron fireplace provides character and charm, creating a stylish focal point.

Bedroom Two

Good sized second bedroom featuring a rear aspect double-glazed window and a radiator. The room also benefits from a handy storage cupboard, providing useful additional space and making it ideal as a guest bedroom, child's room, or home office.

Shower Room

Having a rear aspect double-glazed window and a fitted radiator. Suite includes a large walk-in electric shower with handrail, a low-level WC and a handwash basin.

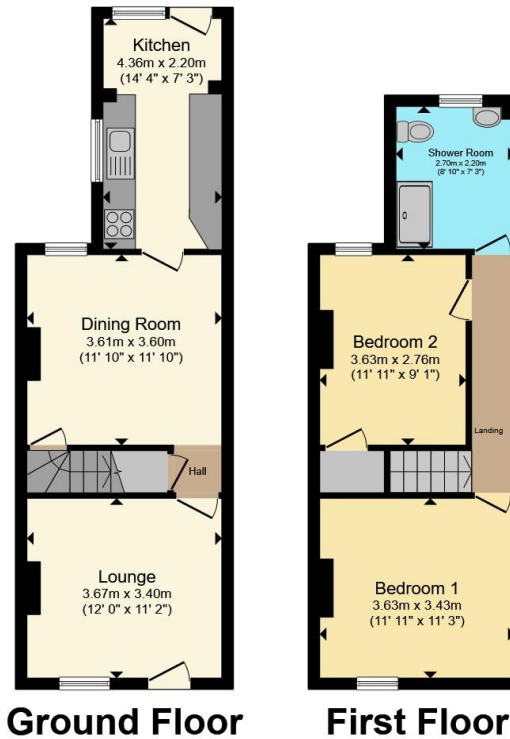
To The Rear

Low maintenance rear paved garden.









Total floor area 73.7 m² (794 sq.ft.) approx

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To view this property please contact Burchell Edwards on

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EPC Rating: Awaited
 Council Tax Band: A

Tenure: Freehold

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