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30 Little Hallam Lane

Ilkeston DE7 4AH

Offers in the region of £100,000



30 Little Hallam Lane

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Two bedroom mid-terrace, ideal investment purchase, close to Ilkeston town centre with good road links to Nottingham City. The property comprises of two reception rooms, kitchen, lean to & first floor bathroom. Outside is a low maintenance courtyard rear garden.

Ilkeston is a much sought-after market town centrally located half way between Nottingham and Derby in the borough of Erewash and has a wide range of facilities. Ilkeston boasts its own railway station and is just 15 minutes from both junction 25 and 26 of the M1 motorway and has fantastic public transport links. Both Nottingham City and the QMC Hospital are less the 20 minutes away.





Lounge

11'3" x 10'3" (3.43m x 3.12m)

Double glazed front door opens directly into the lounge, wooden double glazed window to the front elevation, feature fireplace with tiled hearth & wooden mantelpiece, inset shelving unit & cupboard beneath housing the gas meter, coving to ceiling, dado rail, further low-level wooden cabinet housing electricity meter, laminate flooring, archway through to staircase.

Stairs To First Floor

Dining Room

11'6" x 11'3" (3.51m x 3.43m)

Single glazed wooden window with lead effect to the rear elevation, laminate flooring, coving to ceiling, picture rail, under stairs storage, radiator & opening leading into the kitchen.

Kitchen

7'9" x 5'6" (2.36m x 1.68m)

Single glazed wooden window & door to the side elevation, range of base and wall units, laminated work surfaces, stainless steel sink & drainer unit.



Lean To

10'9" x 5'4" (3.28m x 1.63m)

Double glazed windows, PVC roofing, double glazed door to garden, access to external cupboard housing the boiler & cold water tap.

Front Bedroom

11'2" x 10'4" (3.40m x 3.15m)

Double glazed window to the front elevation, coving to ceiling & radiator.

Rear Bedroom

11'5" x 11'3" (3.48m x 3.43m)

Double glazed window to the rear elevation, over stairs storage cupboard housing the hot water tank, picture rail, coving to ceiling, ceiling fan, radiator & door to the bathroom.

Bathroom

7'10" x 5'5" (2.39m x 1.65m)

Frosted double glazed window to the rear elevation, panelled bath with shower over, WC, pedestal wash hand basin & radiator.

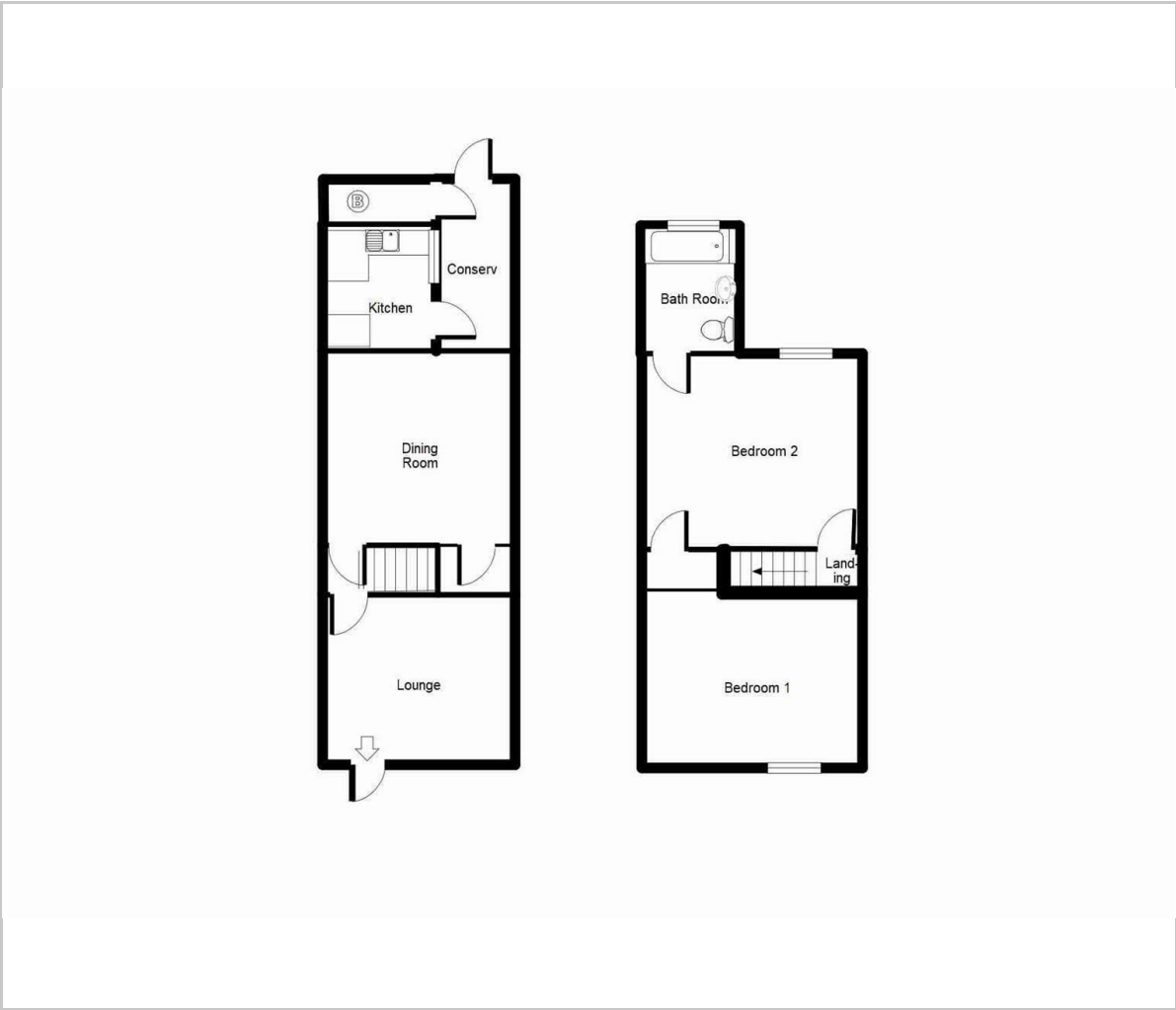
Outside

Rear Courtyard

Outside there is a small courtyard garden mostly paved with gravel areas, fence & wall boundary with side gate.



Floor Plan



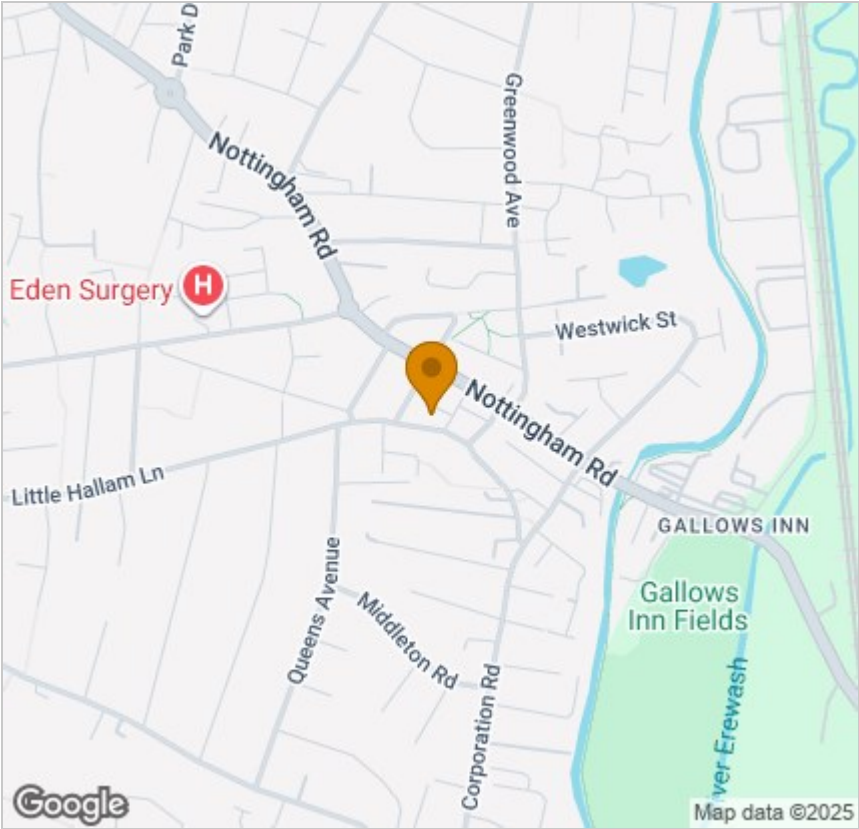
Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

