



25a Orchard Street
ILKESTON

burchell
edwards

25a Orchard Street
ILKESTON DE7 5NH

for sale offers over
£120,000



Property Description

CHAIN FREE !! END TERRACE HOME !! TWO DOUBLE BEDROOMS !! TWO RECEPTIONS !! CLOSE TO TOWN CENTRE !! We at Burchell Edwards are delighted to offer to the market with no onward chain and located close to the town centre this charming end terrace home that is ready for a new owner to love.

Located on a nice quiet street close to the town centre all major supermarkets and the fantastic transport and road links we have this charming end terrace home that would make for the perfect first-time purchase or indeed investment.

The home comprises of bright spacious living room, dining room, well equipped modern kitchen to the ground floor.

The first floor holds the two double bedrooms and the family bathroom with both bath and separate shower.

To the rear is the private low maintenance garden with plenty of on-street non-permit parking to the front.

We feel with what this charming home has to offer and the fantastic location really makes this a must see so please call Burchell Edwards today to arrange your viewing.

To The Front

Having on-street non-permit parking available. The UPVC front door opens directly into the living room.

Living Room

Having a front aspect double-glazed window with laminate flooring.

Dining Room

Featuring side and rear aspect double-glazed windows with a continuation of the laminate flooring and a fitted radiator. Doorway to the stairs leading to the first floor.

Kitchen

A bright and well-appointed kitchen benefiting from two double-glazed side aspect windows, a side access door, and a rear aspect window, allowing for an abundance of natural light. Fitted with a range of modern white wall and base units, the kitchen features an integrated electric oven, gas hob with extractor hood over, and houses the property's boiler. There is also ample space for a washing machine and fridge freezer, making this a practical and functional space for everyday living.

Bedroom One

Having a double-glazed front aspect window with fitted carpet and a radiator.

Bedroom Two

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

Landing

Having fitted carpet and a radiator.

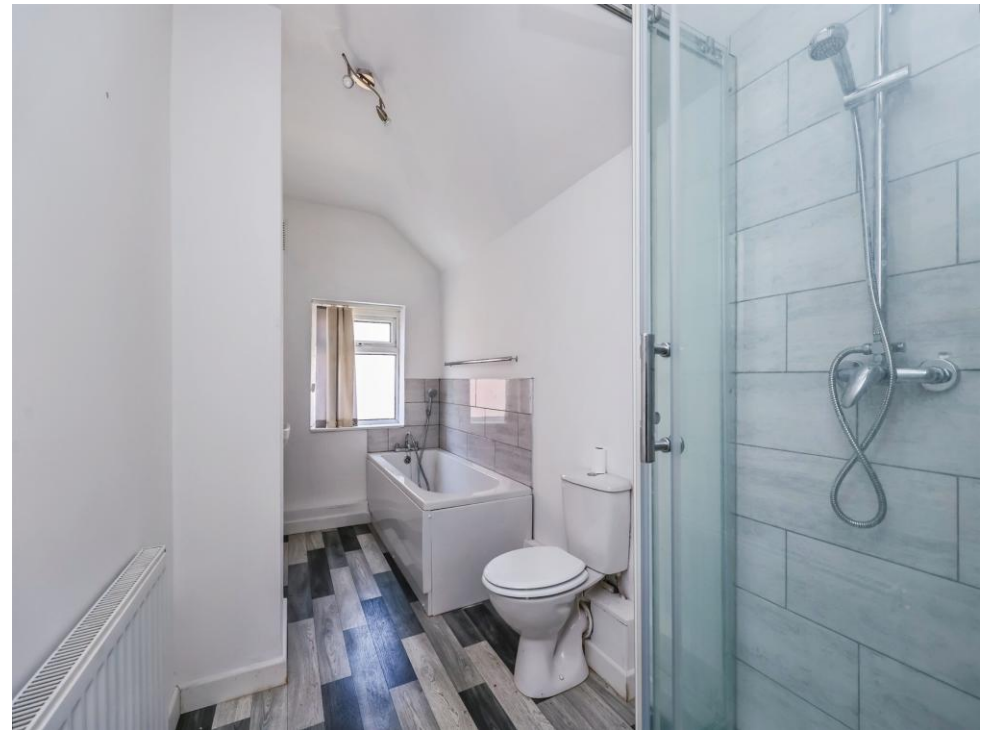
Bathroom

Having a rear aspect double-glazed window with linoleum flooring and a radiator. Suite includes a panelled bath with a low-level WC and a handwash basin. Featuring a separate mains fed shower enclosure.

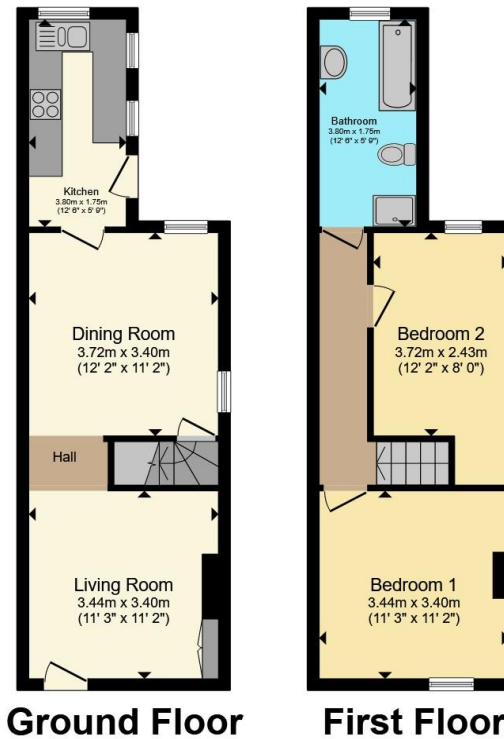
To The Rear

Enclosed a low-maintenance rear garden with a patio area and featuring a raised shingle garden with surrounding borders.









Total floor area 69.1 m² (744 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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21 Bath Street
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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