

# HoldenCopley

PREPARE TO BE MOVED

Ryefield Avenue, Ilkeston, Derbyshire DE7 8WY

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£180,000



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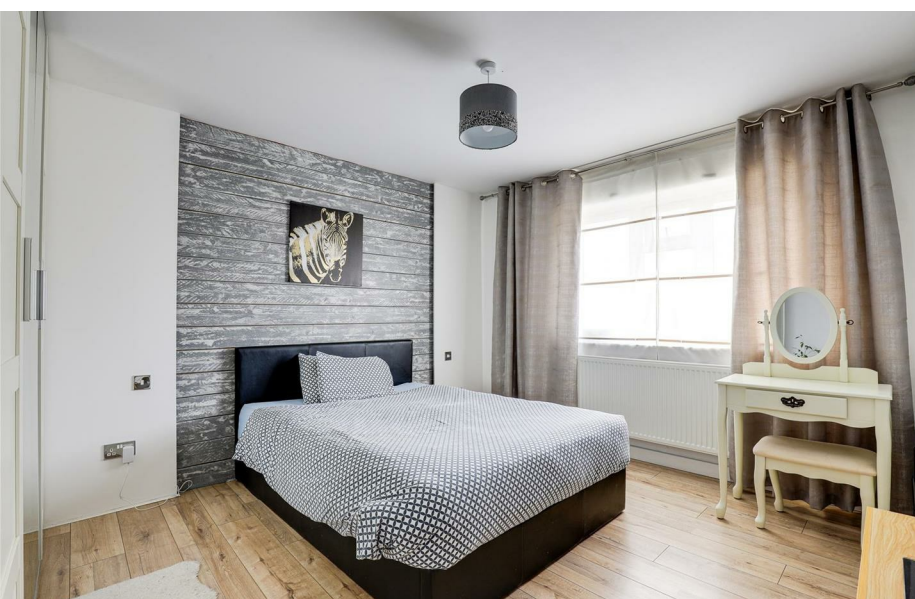
IDEAL FOR FIRST TIME BUYERS...

This well-presented two double bedroom semi-detached home is located in a popular residential area of Ilkeston and offers stylish, versatile accommodation throughout, making it an ideal purchase for a range of buyers. To the ground floor, the property welcomes you into a modern entrance hall with access to a ground floor W/C and a contemporary gloss-fitted kitchen complete with integrated appliances and open access into the main living space. The open plan living and dining room features a characterful bioethanol fireplace and French doors opening onto the rear garden, creating a bright and sociable environment. Further ground floor accommodation includes a separate play room, offering flexible use as a home office or snug, along with a useful utility room. The first floor hosts two generously sized double bedrooms, both well-presented, alongside a modern three-piece bathroom suite with a walk-in shower. Outside, the property benefits from off-street parking to the front. To the rear is a private, enclosed garden featuring a decked seating area with pergola, lawn, planted borders and a shed—perfect for outdoor entertaining and family use

MUST BE VIEWED







- Semi-Detached House
- Two Double Bedrooms
- Modern Fitted Kitchen
- Open Plan Living Room & Dining Room
- Play Room
- Utility Room & Ground Floor W/C
- Three Piece Bathroom Suite
- Off-Street Parking
- Private Enclosed Garden
- Must Be Viewed











GROUND FLOOR

Entrance Hall

14'11" x 5'10" (4.57m x 1.78m)

The entrance hall has wood-effect flooring and stairs, a radiator, recessed spotlights, and a single composite door providing access into the accommodation.

W/C

5'5" x 2'5" (1.67m x 0.74m)

This space has a concealed low level dual flush W/C, a vanity style wash basin with a mixer tap, wood-effect flooring, partially tiled walls, a radiator, and a UPVC double-glazed obscure window to the front elevation.

Kitchen

8'3" x 11'5" (2.52m x 3.48m)

The kitchen has a range of fitted gloss handleless base and wall units with wood-effect worktops, a composite sink with a movable swan neck mixer tap and a drainer, an integrated oven, an integrated microwave, an integrated gas hob with an angled extractor fan, an integrated fridge freezer, wood-effect flooring, a stone-effect splashback, a UPVC double-glazed window to the front elevation, and open access into the living room.

Living Room

14'10" x 11'6" (4.54m x 3.53m)

The living room has wood-effect flooring, a feature bioethanol fireplace, partially painted brick walls, and double French doors leading out to the rear elevation.

Dining Room

5'8" x 8'2" (1.75m x 2.50m)

The dining room has wood-effect flooring, a painted brick wall, a radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

16'7" x 7'8" (5.06m x 2.36m)

The third bedroom has wood-effect flooring, a radiator, access to the loft, and a UPVC double-glazed window to the rear elevation.

Utility Room

7'8" x 6'4" (2.34m x 1.94m)

The utility room has wood-effect flooring, a radiator, a wall-mounted boiler, and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

5'11" x 11'8" (1.82m x 3.57m)

The landing has wood-effect flooring, a radiator, a built-in mirrored sliding door wardrobe, recessed spotlights, access to the loft, and access to the first floor accommodation.

Master Bedroom

12'10" x 11'6" (3.92m x 3.53m)

The main bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Bedroom Two

10'5" x 11'7" (3.18m x 3.55m)

The second bedroom has wood-effect flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

5'10" x 8'8" (1.79m x 2.65m)

The bathroom has a concealed low level flush W/C, a vanity style wash basin with a mixer tap, a walk-in shower enclosure with a wall-mounted handheld and overhead shower fixture, tiled flooring and walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-street parking, a lawn, planted borders, and fence panelled boundaries.

Rear

To the rear of the property is a private enclosed garden with a decked seating area and pergola, a lawn, planted borders, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Some 4G & Limited 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

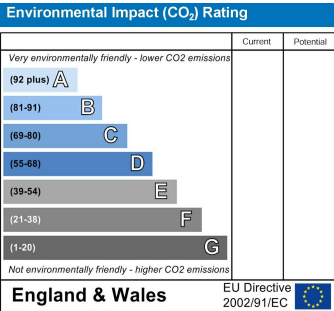
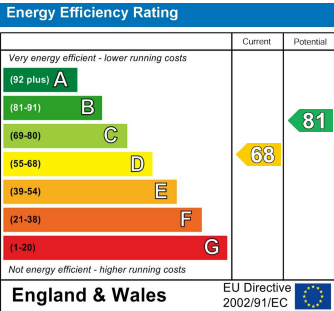
The vendor has advised the following:

Property Tenure is freehold.

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

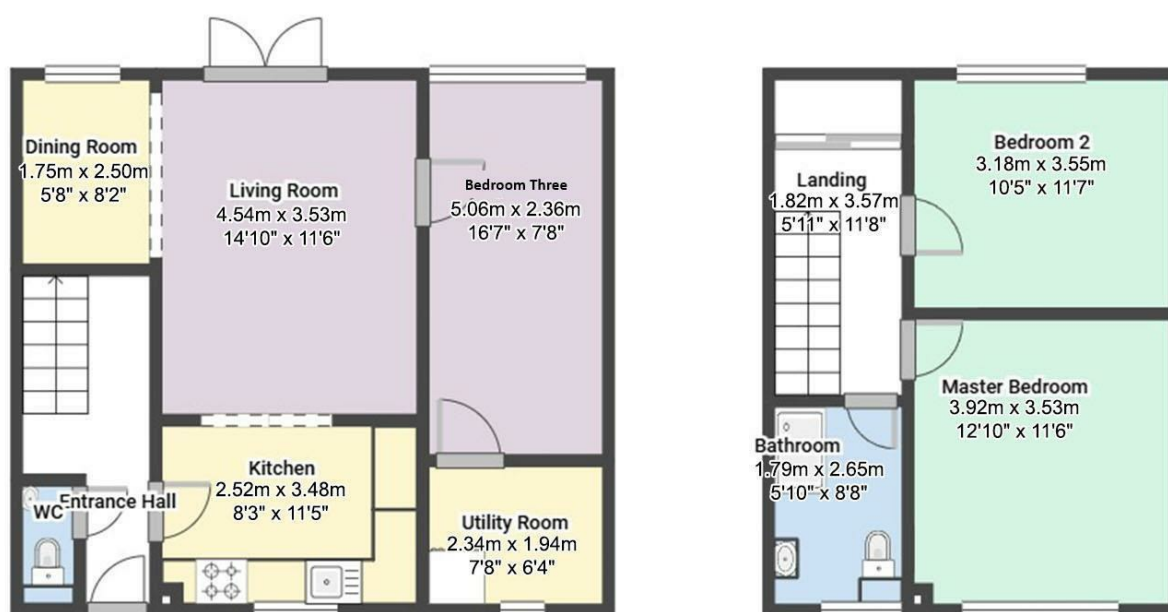
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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