

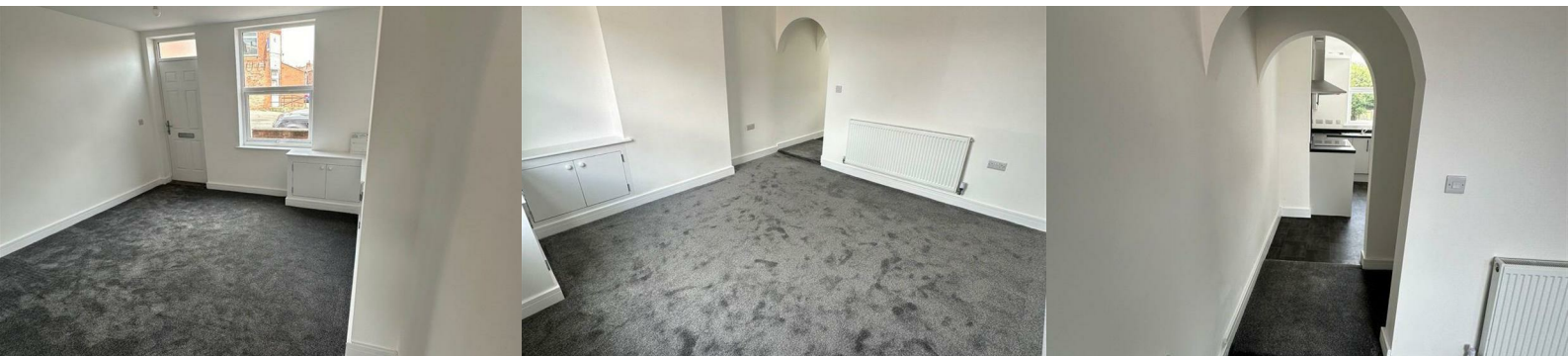


21 Ash Street, Ilkeston, DE7 8NS

£135,000



Situated within the heart of Cotmanhay, close to the town centre of Ilkeston, this is a well presented two bedroom terraced property which benefits from gas central heating and double glazing.



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Internally the spacious accommodation briefly comprises a large lounge, inner lobby with storage and a dining kitchen with integrated appliances and access to the rear. To the first floor are two good sized bedrooms and a shower over the bath.

Outside the property benefits from a large garden with patio area and artificial lawn with further garden area behind a fence. To the front there is on street car parking.

Cotmanhay is a highly desirable residential location and perfectly positioned for ease of access to the thriving town centre of Ilkeston which has a host of facilities available. The property is perfectly positioned for local Infant and Junior schools aswell as being within easy reach of Ilkeston Railway Station giving onward travel to both Derby, Nottingham and beyond.

This property would ideally suit a tenant looking to be close to a range of facilities and should be viewed to be fully appreciated.

ACCOMMODATION

Entering the property through front door into:

LOUNGE

12'1" x 12' (3.68m x 3.66m)

With double glazed window to the front elevation, fitted cupboards, radiator and understairs storage. Open plan access to:

DINING KITCHEN

12' x 12'2" (3.66m x 3.71m)

With a range of work surface/preparation areas, wall and base cupboards and an integrated electric oven, hob and extractor. The room has a stainless steel sink unit with drainer beneath a double glazed window overlooking the rear garden and there is appliance space, useful kitchen drawers and double glazed door leading to the rear. There is space available for a small dining table.

TO THE FIRST FLOOR

LANDING

BEDROOM ONE

12'2" x 12'1" (3.71m x 3.68m)

With double glazed window to the front and radiator.

BEDROOM TWO

8'9" x 10'1" (2.67m x 3.07m)

With double glazed window and radiator.

BATHROOM

5'7" x 13' (1.70m x 3.96m)

(Maximum measurement)

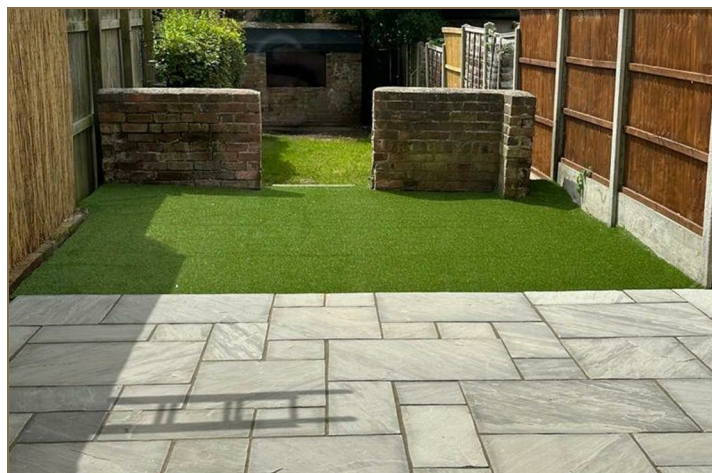
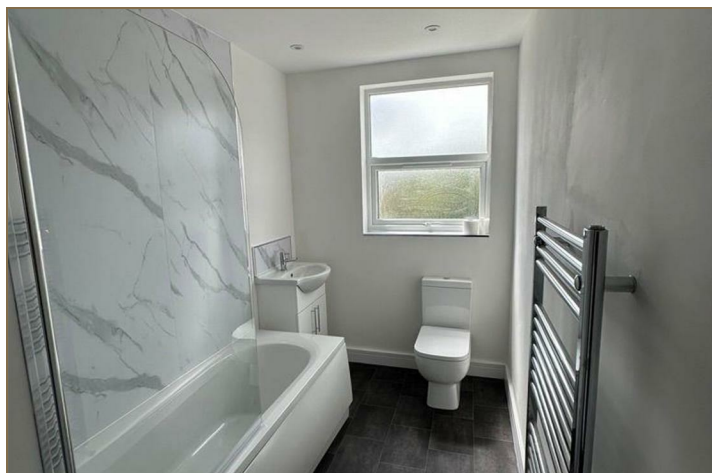
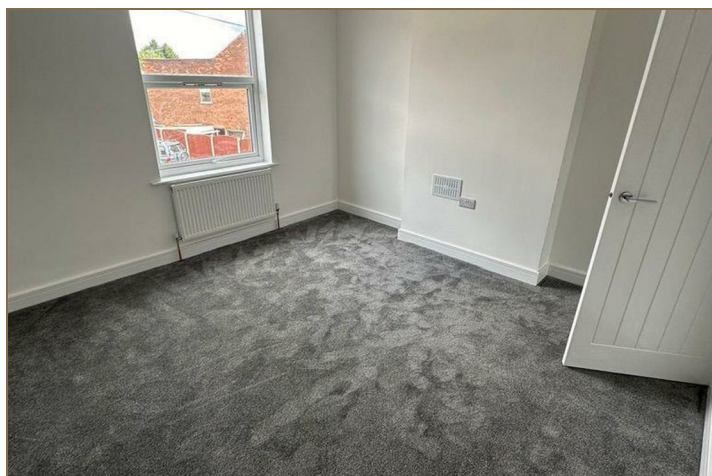
With low level WC, wash hand basin with cupboard beneath and bath with shower attachment over the bath and heated towel rail.

OUTSIDE

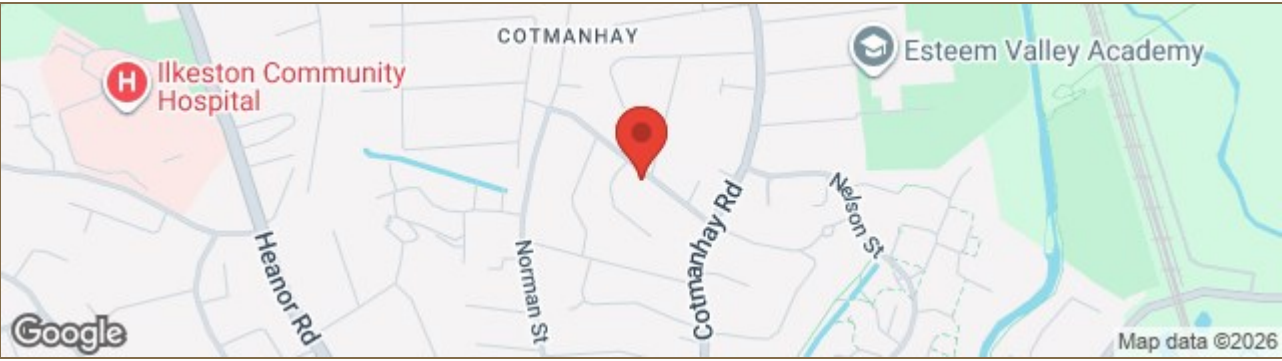
Outside the property benefits from a n enclosed garden to the rear with patio and

artificial lawn. There is a further garden area behind a fence.

To the front there is on street car parking.



Road Map



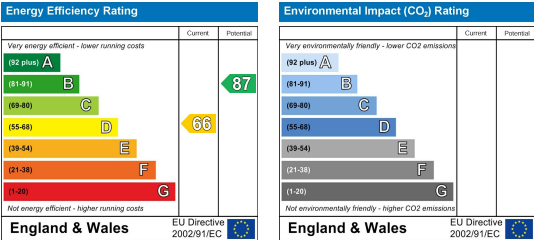
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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