Robert Ellis

look no further. . .

Taylor Street,
Ilkeston, Derbyshire
DE7 5JP

£129,950 Freehold

AN IMMACULATE THREE BEDROOM PROPERTY BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

Situated in the heart of Ilkeston, this property is conveniently located for all the amenities and facilities provided by the town centre which has helped to make this a very popular and convenient place to live. The property is well maintained and contemporary decorated throughout which means it is ready to move into and would ideally suit the first time buyer as a great starter home or a buy to let investor. We strongly recommend an internal viewing to fully appreciate all this property has to offer.

The property is constructed of brick with a painted render, under a pitched tiled roof and the well proportioned accommodation benefits from gas central heating and double glazing. In brief the accommodation comprises of a lounge, kitchen diner and bathroom to the rear. To the first floor the landing leads to two good size double bedrooms and a single bedroom. Outside to the side there is a covered passage to the rear providing a low maintenance garden which is split over two levels and has a large storage unit, which has previously been used as an office.

The property is located in the market town of Ilkeston and is perfectly located for commuters as Ilkeston is less than 30 minute drive from both Nottingham and Derby centres giving residents lots of incredible attractions to explore. Ilkeston itself has no shortage of things to do with plenty of shops, cafes and leisure facilities with this property is a short walk from Ilkeston high street and has great transport links with the local train station and M1 motorway being a short distance away.

Lounge
11'7 x 10'5 approx (3.53m x 3.18m approx)
UPVC double glazed window and front entrance door, radiator, built-in storage cupboard, three TV points and door to:

Inner Hallway
Stairs to the first floor landing and door to:

Kitchen
10'7 x 15'7 approx (3.23m x 4.75m approx)
High gloss grey wall, base and drawer units with work surface over, stainless steel sink and drainer with swan neck mixer tap, tiled walls and splashbacks, integrated oven, electric hob and extractor hood over, plumbing for an automatic washing machine, open to a large storage area, radiator, gas central heating boiler, two TV points and door to:

Bathroom
A white three piece suite comprising of a panelled bath with electric shower over, wash hand basin with vanity cupboard under, tiled walls and splashbacks, radiator, UPVC double glazed window, composite rear exit door and extractor fan.

First Floor Landing
With doors to:

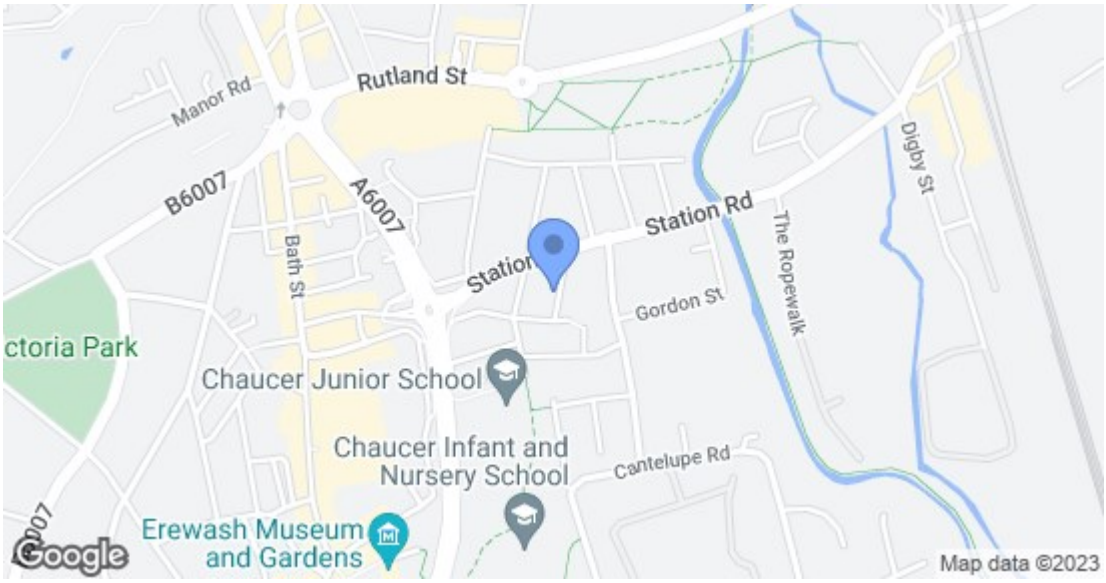
Bedroom 1
11'8 x 10'8 approx (3.56m x 3.25m approx)
UPVC double glazed window to the rear, radiator, door to a large overstairs storage cupboard with shelving.

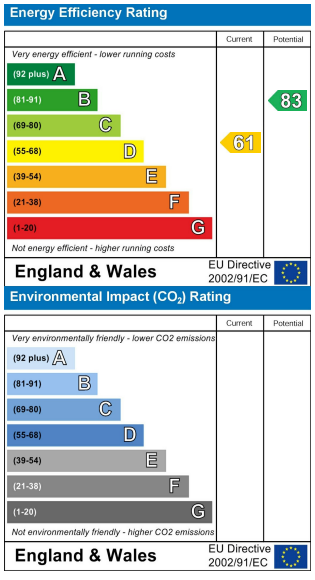
Bedroom 2
10'6 x 9'3 approx (3.20m x 2.82m approx)
UPVC double glazed window to the front, radiator.

Bedroom 3
7'4 x 5'8 approx (2.24m x 1.73m approx)
UPVC double glazed window to the rear and a radiator.

Outside
To the rear there is a low maintenance garden which is split into two levels and accessed via a side entrance. There is a large storage unit which could be used as an office/workshop and the walls have been rendered and painted.

Council Tax
Erewash Borough Council Band A





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.