Robert Ellis

*look no further...*

Shaw Street West,
Ilkeston, Derbyshire
DE7 5AU

**£130,000 Freehold**

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THIS IS A REFURBISHED AND UPGRADED TWO DOUBLE BEDROOM MID PROPERTY SITUATED IN THIS QUIET ESTABLISHED RESIDENTIAL AREA ON THE OUTSKIRTS OF ILKESTON.

Being located on Shaw Street West, this refurbished and upgraded home will suit a whole range of buyers from people buying their first property to people downsizing. The property has been completely re-wired in 2021, had double glazing installed in 2014 and 2019, has a gas central heating system and an up-to-date kitchen and bathroom, as well as good quality floor coverings throughout and is ready for immediate occupation. The property is well placed for easy access to all the amenities and facilities provided by Ilkeston and the surrounding area, and to transport links all of which help to make this a very popular and convenient place to live.

The property is constructed of brick to the external elevations under a pitched slate roof, and the recently redecorated accommodation throughout includes a lounge, a second sitting room or dining room and a kitchen which is fitted with wall and base units. To the first floor, the landing leads to the two double bedrooms with both bedrooms having original feature cast iron fireplaces and a bathroom which has a white suite with a shower over the bath. Outside, there is a pebbled area at the front and at the rear, a patio leads onto a grassed area with fencing to the boundaries. At the rear of the house, there is an outside WC and a brick store.

The property is close to a Morrisons superstore situated off Nottingham Road and there is also a Tesco and M&S food store and many other retail outlets found in Ilkeston. There are healthcare and sports facilities, schools for all ages, walks in the nearby open countryside and the excellent transport links include Junction 25 of the M1, train stations at Ilkeston, Derby, Long Eaton and East Midlands Parkway, East Midlands Airport and the A52 and other main roads providing good access to Nottingham, Derby and other East Midlands towns and cities.

## Front Door
A UPVC panel front door with an inset opaque glazed panel leading to the lounge.

## Lounge
11'6 x 11'4 (3.51m x 3.45m)
Double glazed window to the front, radiator, the electricity meter and consumer unit are housed in a fitted cupboard and there are eight power points.

## Dining/Sitting Room
12' x 11'4 (3.66m x 3.45m)
This second reception room has a double glazed window to the rear, radiator, Karndean-style flooring which extends through into the kitchen, understairs storage cupboard with a light and vinyl flooring, eight power points and a door leads to the stairs which take you to the first floor.

## Kitchen
9'3 x 6'3 (2.82m x 1.91m)
The kitchen is fitted with white gloss finished units having brushed stainless steel fittings and includes a stainless steel sink with mixer tap set within a work surface with a double cupboard and space for an automatic washing machine below, space for an upright fridge/freezer, a work surface with two cupboards and a drawer below, space for a gas or electric cooker with a work surface to the left hand side which has storage space below, matching eye level double wall cupboard, hood over the cooking area, tiling to the walls by the work surface areas, double glazed window to the side, radiator, extractor fan, half double opaque glazed door leading out to the rear garden and Karndean-style flooring.

## First Floor
Carpeted stairs with a wooden handrail and lead to the landing.

## Landing
The landing has carpeted flooring and two power points.

## Bedroom 1
11'7 x 11'5 (3.53m x 3.48m)
The main bedroom has a double glazed window to the front, feature original cast iron fireplace and eight power points.

## Bedroom 2
12'1 x 8'2 (3.68m x 2.49m)
Double glazed window to the rear, feature original cast iron fireplace, radiator, carpet flooring and a recess from which there is access to the loft.

## Bathroom
A white suite including a panelled bath with chrome handrails and mixer taps with an attached shower, tiling to two walls and protective glazed screen, a pedestal hand basin with a tiled splash-back and mirror to the wall above, and a low flush WC. The gas boiler is housed within a built-in cupboard, radiator, vinyl floor covering and double opaque glazed window with a fitted blind to the rear.

## Outside
At the front of the property, there is a gate with a path leading to the front door and a pebbled garden area which helps keep maintenance to a minimum, there are low level walls to the front and left hand boundaries.

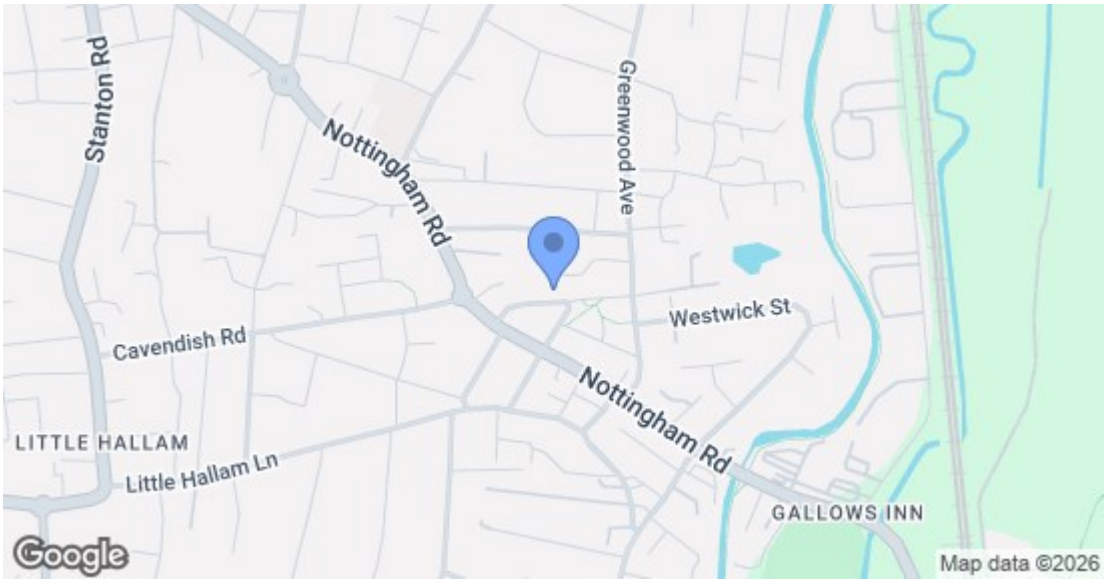
At the rear of the property, there is a patio area with a low level wall leading onto a garden which has fencing to the boundaries and a gate provides access across the adjoining properties to the front for moving bins from the rear of the property to the road at the front.

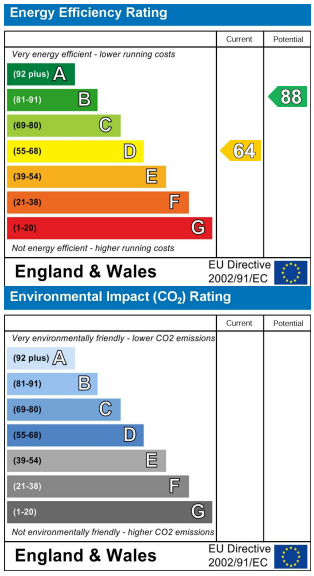
## Outside WC
Having a working low flush WC.

## Brick Store
The brick store at the rear of the house has power points and a light.

## Council Tax
Erewash Borough Council Band A

## Additional Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating
Septic Tank – No
Broadband – BT, Sky, Virgin
Broadband Speed - Standard 14mbps Superfast 75mbps Ultrafast 10000mbps
Phone Signal – 02, EE, Vodafone
Sewage – Mains supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No




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.

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