Robert Ellis

look no further. . .

Ilkeston Road
Sandiacre, Nottingham NG10 5EA

A TRADITIONAL TWO BEDROOM SEMI DETACHED HOUSE.

£175,000 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED IDEAL STARTER HOME TWO BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall with staircase rising to the first floor, living room, breakfast dining kitchen and utility area. The first floor landing then provides access to two bedrooms and a shower room.

The property also benefits from gas fired central heating from a combination boiler, double glazing, double driveway providing off-street parking to the front, generous enclosed garden space to the rear and a recently re-fitted Howdens kitchen (approximately 18 months ago).

The property sits favourably within easy reach of excellent nearby transport links such as the A52 for Nottingham and Derby, Junction 25 of the M1 motorway, Nottingham electric tram terminus, as well as train stations in Ilkeston and Long Eaton. There is also easy access to nearby schooling for all ages, as well as nearby open space, shops, services and amenities in the neighbouring towns of Ilkeston, Stapleford and Long Eaton.

We believe the property will make an ideal first time buy or young family and highly recommend an internal viewing.

ENTRANCE HALL
3'0" x 2'9" (0.93 x 0.85)
uPVC panel and double glazed front entrance door, staircase rising to the first floor, tiled flooring. Door to living room.

LIVING ROOM
11'2" x 11'1" (3.41 x 3.39)
Double glazed window to the front (with fitted roller blind), radiator, media points, tiled floor. Door to kitchen.

KITCHEN
14'2" x 10'1" (4.33 x 3.09)
Recently re-fitted approximately 18 months ago Howdens kitchen comprising a matching range of fitted base and wall storage cupboards and drawers, with square edge work surfacing incorporating single sink and draining board with central swan-neck mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over and oven beneath. Plumbing for washing machine, ample space for dining table and chairs, radiator, useful understairs storage pantry, further space for kitchen appliances and shelving, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, as well as double glazed window to the side and lighting point. Two double glazed windows, one to the side and one to the rear (both with fitted blinds). Latch door leading through to the utility area.

UTILITY
7'10" x 6'11" (2.39 x 2.13)
Plumbing space for washing machine, countertop space above with tiled splashbacks, double glazed windows to both the sides and rear, uPVC panel and double glazed exit door leads to outside.

FIRST FLOOR LANDING
Doors to both bedrooms and shower room. Loft access point.

BEDROOM ONE
11'2" x 10'11" (3.42 x 3.34)
Double glazed window to the front (with fitted roller blind), radiator, useful overstairs storage closet with shelving and hanging rail.

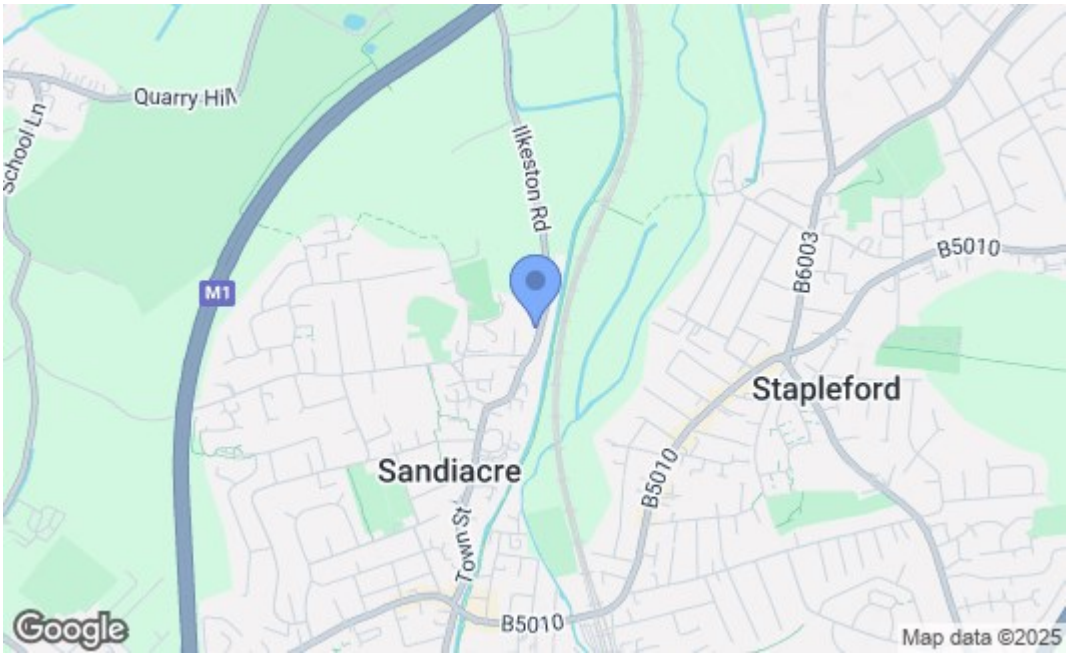
BEDROOM TWO
11'1" x 8'1" (3.40 x 2.47)
Double glazed window to the rear (with fitted roller blind) overlooking the rear garden, radiator, exposed floorboards.

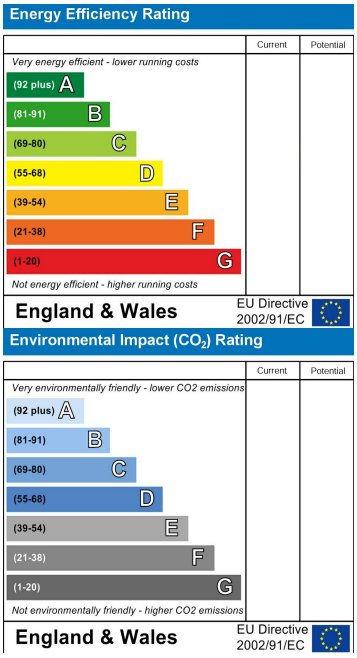
SHOWER ROOM
8'1" x 5'8" (2.47 x 1.75)
Three piece suite comprising tiled and enclosed shower cubicle with 'Mira Sprint' electric shower with dual head shower attachment, glass shower screen and sliding doors, push flush WC, wash hand basin with mixer tap and tiled splashbacks. Double glazed window to the rear (with fitted roller blind), extractor fan, radiator.

OUTSIDE
To the front of the property there is a double width white stone driveway providing off-street parking side-by-side for two cars, access to the front entrance door, pedestrian access leading down the side of the property to the rear garden.

TO THE REAR
The rear garden is of a good overall size being enclosed by timber fencing with concrete posts and gravel boards to the boundary line, extensive paved patio seating area, two separate lawns, as well as an external garden shed, water tap, lighting point and pedestrian access leading back to the front.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed in the direction of Sandiacre crossing the bridge onto Station Road. At Sandiacre traffic lights, turn right onto Town Street and proceed parallel with the canal heading in the direction of Stanton by Dale. Follow the "S" bend from Town Street onto Lenton Street and again onto Ilkeston Road. The property can be found on the left hand side, identified by our For Sale board.





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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