Robert Ellis

look no further. . .

Park Road

Ilkeston, Derbyshire DE7 5DA

AN EXTREMELY WELL PRESENTED TWO BEDROOM MID TERRACED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£125,000 Freehold

ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS EXTREMELY WELL PRESENTED TWO BEDROOM TWO RECEPTION ROOM MID TERRACED HOUSE SITUATED WITHIN WALKING DISTANCE OF THE SHOPS AND SERVICES OF ILKESTON TOWN CENTRE.

The property benefits from a recently installed gas fired combination boiler (for central heating and hot water purposes) and double glazed windows and door throughout (except the bathroom window). There is also a good size enclosed garden to the rear with patio and lawn.

The internal accommodation, which is split over two floors, comprises front dining room, middle living room and kitchen to the ground floor. The first floor landing then provides access to two bedrooms and a spacious bathroom suite.

The property sits within easy reach of the shops and services within Ilkeston town centre, nearby local schooling for all ages and excellent commuter links, such as the A52 for Nottingham/Derby, Junctions 25 and 26 of the M1 motorway, Ilkeston train station and the Nottingham tram terminus situated at Bardills roundabout Stapleford.

We believe that the property would make an ideal first time buy or investment opportunity and highly recommend an internal viewing.

DINING ROOM
11'7" x 11'2" (3.54 x 3.42)
uPVC panel and double glazed front entrance door, double glazed window to the front (with fitted blinds), radiator, coving, dado rail, meter cupboard, TV and telephone points, Adam-style fire surround with marble effect insert and hearth housing electric fire, laminate flooring and decorative ceiling rose. Door to living room.

LIVING ROOM
12'0" x 11'6" (3.68 x 3.51)
Door and staircase rising to the first floor, useful understairs storage cupboard with lighting and shelving, coving, radiator, double glazed window to the rear (with fitted blind) and laminate flooring. Door to kitchen.

KITCHEN
11'7" x 6'0" (3.54 x 1.84)
Equipped with a matching range of fitted base and wall storage cupboard with granite effect roll top work surfaces and matching breakfast bar, inset counter-level single sink and draining board with tiled splashbacks, fitted counter-level four ring gas hob with extractor over and oven beneath, wall mounted gas fired combination boiler (for central heating and hot water), double glazed window to the side (with fitted blinds), uPVC panel and double glazed door to outside and laminate effect lino flooring.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom.

BEDROOM ONE
11'8" x 11'2" (3.57 x 3.41)
Double glazed window to the front (with fitted blinds) and radiator.

BEDROOM TWO
12'2" x 8'2" (3.71 x 2.51)
Double glazed window to the rear (with fitted blinds), radiator and useful overstairs storage cupboard which also provides access to the insulated loft space.

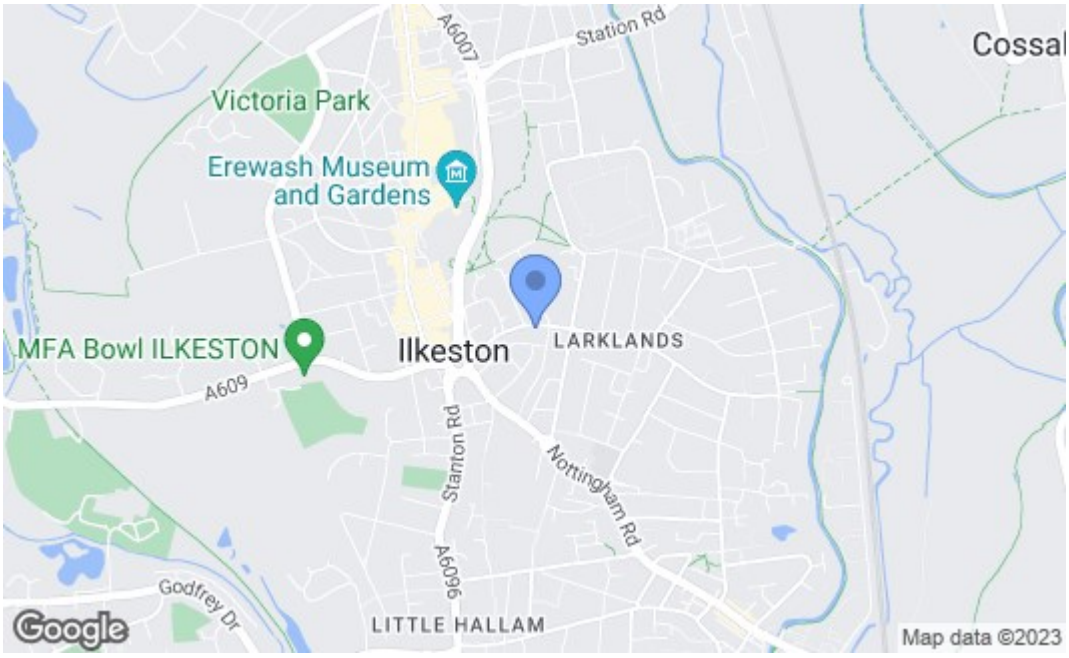
BATHROOM
11'5" x 6'0" (3.50 x 1.85)
A spacious room comprising a white three piece suite of panel bath with Triton electric shower over, wash hand basin and low flush WC. Window to the side (this is the only non-double glazed window), radiator and useful bathroom storage cupboard.

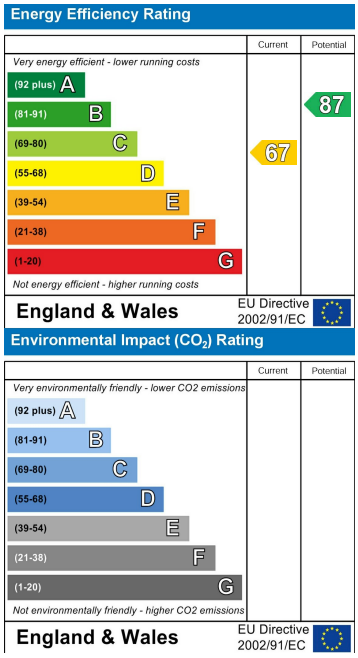
OUTSIDE
To the front there is a shared access gate leading through to the rear garden. To the rear, the garden is enclosed by timber fencing with a block paved patio seating area (ideal for entertaining) and matching pathway which provides access to a timber storage shed. There are decorative slate borders. There is a useful external brick store (containing an outside water tap, external lighting point) and side gate with shared access leading back around to the front.

DIRECTIONAL NOTE
From our Stapleford Office on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, veer left onto Pasture Road and proceed in the direction of Trowell. Upon reaching the mini roundabout (joining Trowell Road and Ilkeston Road), veer left and proceed along (passing the entrance to Trowell Garden Centre) in the direction of Ilkeston. At the next "T" junction (adjacent to St Helen's Church), turn left onto Ilkeston Road and at the bend in the road continue left onto Nottingham Road, Ilkeston. Proceed over the two mini roundabouts, past Morrisons approaching the main Ilkeston roundabout and take the fourth exit onto Park Road. The property can then be identified a little way along on the right hand side by our For Sale board.

Ref: 7858NH

AGENT'S NOTE
The washing machine, fridge/freezer and tumble dryer could be available to the onward purchaser by separate negotiation.





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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