



Andrew Avenue  
Ilkeston, Derbyshire DE7 5EB

**£155,000 Freehold**

A FULLY RENOVATED TWO BEDROOM  
TWO RECEPTION ROOM MID TERRACED  
HOUSE OFFERED FOR SALE WITH NO  
UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS TOTALLY RENOVATED FROM TOP TO BOTTOM TWO BEDROOM, TWO RECEPTION ROOM MID TERRACED HOUSE SITUATED IN THIS POPULAR RESIDENTIAL PART OF ILKESTON KNOWN LOCALLY AS "LARKLANDS". NO UPWARD CHAIN.

With accommodation over two floors, the ground floor comprises living room, dining room and spacious kitchen. The first floor landing provides access to two bedrooms and a newly fitted shower room.

The property also benefits from gas fired central heating from combination boiler, double glazing throughout and an enclosed garden to the rear.

The property sits favourably in this popular residential location within close proximity of the shops, services and amenities in Ilkeston town centre. There is also easy access to local schooling, open countryside, nearby walks and good transport links to and from the surrounding area, including Ilkeston train station which is just a short distance away.

We believe the property will make an ideal first time buyer or young family home. We would highly recommend an internal viewing to appreciate the renovation works recently undertaken throughout.



## LIVING ROOM

11'6" x 11'3" (3.52 x 3.45)

Panel and double glazed front entrance door, double glazed window to the front, meter cupboard box housing the electricity and gas meters, radiator, feature circular central pendant light. Door to dining room.

## DINING ROOM

15'5" x 11'6" (4.72 x 3.53)

Double glazed window to the rear, radiator, wall light points, feature central three light pendant. Turning staircase rising to the first floor with decorative wood spindle balustrade and useful understairs storage cupboard. Opening through to the kitchen.

## KITCHEN

12'8" x 7'4" (3.88 x 2.26)

The kitchen comprises a newly fitted range of matching handle-less soft-closing base and wall storage cupboards, with marble-style roll top work surfaces with matching splashbacks. Inset single sink and draining board, with central swan-neck mixer tap, fitted four ring hob with curved extractor canopy over and oven beneath, space for full height fridge/freezer, plumbing for washing machine. Double glazed windows to side and rear, radiator, uPVC panel and double glazed exit door to outside, spotlights, wall mounted gas fired combination boiler (for central heating and hot water purposes).

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Radiator.

## BEDROOM ONE

11'6" x 11'3" (3.53 x 3.44)

Double glazed window to the front (with views over the adjacent countryside), radiator.

## BEDROOM TWO

12'8" x 8'3" (3.88 x 2.54)

Double glazed window to the rear, radiator, overstairs storage space with loft access point to a lit loft space.

## SHOWER ROOM

8'6" x 6'10" (2.61 x 2.09)

Newly fitted three piece suite comprising a walk-in tiled

cubicle with mains shower and glass shower screen, with decorative tiled splashbacks, push flush WC, wash hand basin with mixer tap and splashbacks. Double glazed window to the rear, extractor fan, wall mounted chrome ladder towel radiator.

## OUTSIDE

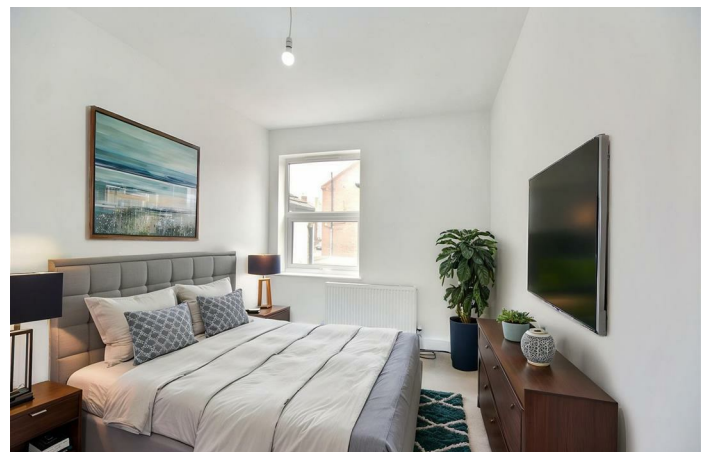
To the rear, the property benefits from an enclosed garden space with brick walls to the boundary line, paved seating areas, painted breeze block wall, a raised patio seating space (ideal for entertaining). The property benefits from access to the right hand side which then leads back to the front.

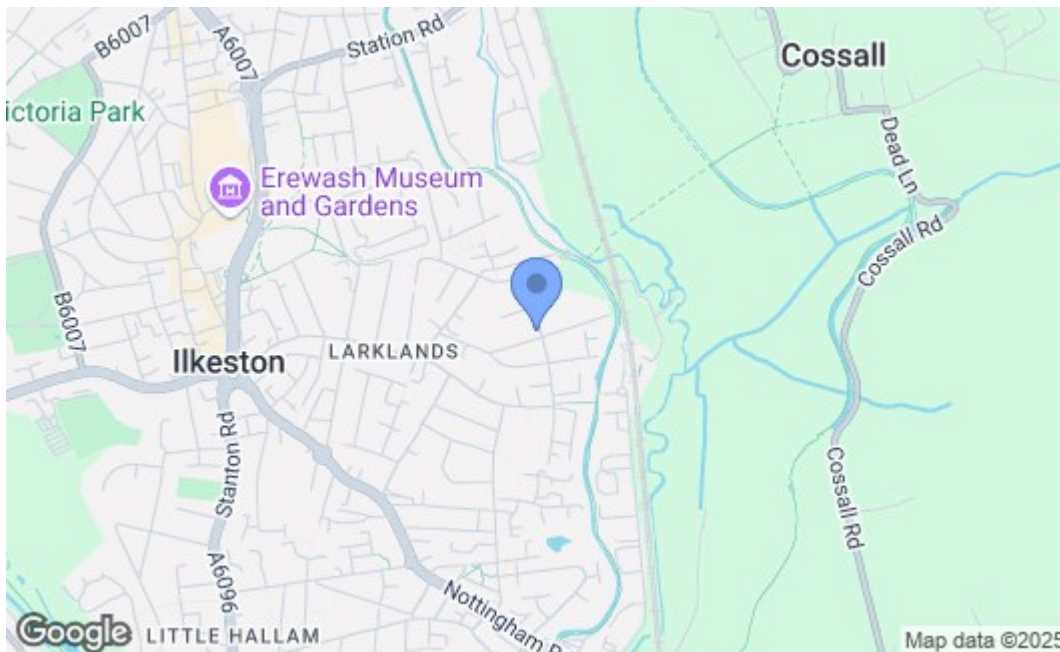
## DIRECTIONS

From our Stapleford Branch on Derby Road, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road, continue onto Pasture Road and proceed in the direction of Trowell. At the mini traffic island, continue left onto Trowell Road. Pass the entrance to Trowell Garden Centre towards the "T" junction with St Helen's Church. Turn left onto Ilkeston Road, Trowell and continue in the direction of Ilkeston. Veer left at the bend in the road onto Nottingham Road, Ilkeston. Up the hill and take an eventual right hand turn past the Asda Petrol Station onto Greenwood Drive. At the "T" junction, take a right hand turn onto Green Lane and left onto Andrew Avenue. The property can then be found on the left hand side, identified by our For Sale board.

## AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 88        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 69                      |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

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.