Robert Ellis

look no further...

81 Kingston Avenue,
Ilkeston,
DE7 4BD

£179,950 Freehold

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Robert Ellis are delighted to bring to the market, with no upward chain, a bay fronted, three bedroom semi detached house situated within this no through road location, with provision for off street parking to the front (subject to a lowered kerb) and a fantastic size rear garden with views over the neighbouring Rugby ground.

The accommodation comprises entrance hall, bay fronted living room, dining kitchen, ground floor w.c. and conservatory to the ground floor. The first floor landing then provides access to three bedrooms and a bathroom.

Other benefits to the property include gas fired central heating from combi boiler and double glazing throughout. There is also the provision for side by side off street parking to the front subject to lowering the kerb.

Located on a no through road, the property is situated within easy access of the shops and services within Ilkeston Town Centre, schooling and nearby transport links including the recently re-opened Ilkeston Train Station.

Ideally suited to both first time buyers and young families alike we highly recommend an internal viewing.

ENTRANCE HALL
4'0" x 3'3" (1.24 x 1.01)
UPVC panel and double glazed front entrance door, radiator, stairs to first floor. Door to:-

BAY FRONTED LIVING ROOM
13'4" x 13'0" (4.07 x 3.97)
Double glazed bay window to the front, radiator, media points, Cast Iron fireplace with inset coal effect fire, laminate flooring, floating shelving and fitted storage cupboards either side of the chimney breast. Door to:-

DINING KITCHEN
16'6" x 9'10" (5.04 x 3.02)
The kitchen area comprises a range of fitted matching soft closing base and wall storage cupboards with roll top work-surfaces and inset single sink and drainer with mixer tap and tiled splash-backs. Space for cooker, plumbing for dishwasher, glass fronted crockery cupboards, extractor fan, laminate flooring, built in fridge/freezer, laminate flooring, double glazed window to the rear, opening to the utility area which has plumbing for a washing machine and space for tumble dryer, boiler cupboard housing the gas fire central heating boiler, radiator, UPVC panel and double glazed side exit door, double glazed patio doors to the conservatory and door to:-

GROUND FLOOR W.C
6'11" x 2'9" (2.13 x 0.86)
Two piece suite comprising wash hand basin and W.C.

CONSERVATORY
13'10" x 1266'4" (4.23 x 386)
Brick and double glazed construction with tiled floor, pitched roof and double glazed French doors opening out to the rear garden.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Access to the loft space making an ideal storage space with power and lighting.

BEDROOM 1
11'3" x 8'5" (3.43 x 2.57)
Double glazed window to the front, radiator, range of fitted wardrobes.

BEDROOM 2
10'2" x 8'11" (3.12 x 2.72)
Double glazed window to the rear, radiator, laminate flooring.

BEDROOM 3
7'2" x 6'11" (2.20 x 2.12)
Double glazed window, radiator.

BATHROOM
7'11" x 5'10" (2.43 x 1.79)
Three piece suite comprising bath with shower over, low flush WC and wash hand basin. Tiling to the walls, radiator and double glazed window to the side.

OUTSIDE
To the front, there is the provision for side by side off street parking (subject to approval for lowering of the kerb), access to the front entrance door and side access gate to the rear. The generous rear garden, measuring approximately 120ft, is enclosed by recently installed fencing to either side incorporating concrete posts and gravel boards. The garden consists of a good size paved patio area ideal for entertaining, hand made bin store, paved pathway providing access down the garden with shaped lawned sections to either side of the path. A gate then provides access to the rear part of the garden where the current owners have laid a concrete base suitable for a 15ft x 14.5ft summerhouse, games room or garden room. There is also a timber storage shed with lighting, water tap, lighting points and external power.

DIRECTIONAL
From the centre of Ilkeston proceed along Nottingham Road in the direction of Trowell taking a right hand turn on-to Thurman Street. Continue along on to Corporation Road and proceed up the hill to the "T" junction. Turn left and first right again on to Kingston Avenue. Follow the road along and the property can be found on the left hand side identified by our "FOR SALE" board.

REF: 5933NH

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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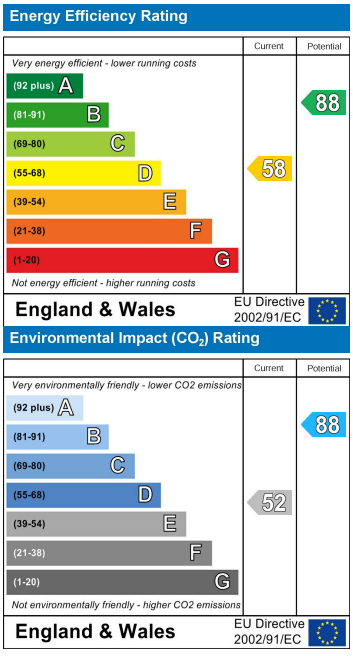

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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