

Albert Street
Ilkeston, Derbyshire DE7 5GS

A TWO DOUBLE BEDROOM MID
TERRACED HOUSE.

£130,000 Freehold



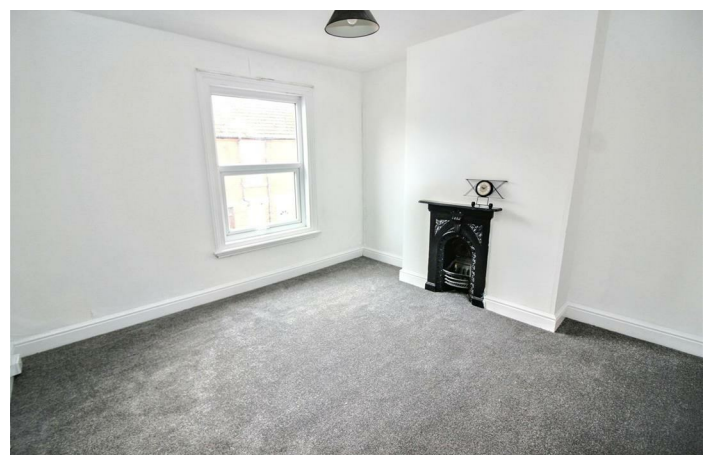
A period two double bedroom mid terraced house offered for sale in a ready to move into condition.

This property has recently been decorated with new floor coverings throughout, has the benefit of double glazed windows and a modern combination condensing gas boiler. Forming an attractive runs or Victorian terraced house situated on a residential street within walking distance of the market town centre of Ilkeston which has a wide variety of shops, facilities and good transport links.

The property enjoys a block paved courtyard style rear garden. There is residents permit parking available (subject to application) on the street.

The property will suit a variety of buyers including those looking to make their first steps onto the property ladder, looking to downsize or possibly a long term buy to let opportunity.

Viewing is recommended.



LIVING ROOM

12'0" x 11'11" (3.66 x 3.65)

Double glazed window and door to the front.

DINING ROOM

13'1" x 12'0" (4 x 3.66)

Open lobby with access to understairs store cupboard. Radiator, door to stairs to first floor, fitted cabinet, double glazed window to the rear.

KITCHEN

11'8" x 5'10" (3.57 x 1.80)

Range of modern fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Radiator, double glazed window and door to the rear.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

12'2" x 12'0" (3.72 x 3.67)

Radiator, ornate cast iron fireplace, double glazed window to the front.

BEDROOM TWO

13'0" x 8'10" (3.97 x 2.71)

Ornate cast iron fireplace, radiator, double glazed windows to the rear.

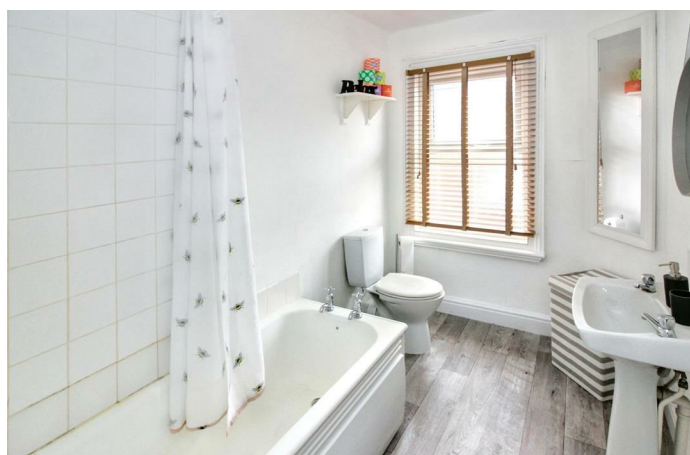
BATHROOM

11'9" x 5'11" (3.6 x 1.82)

Three piece suite comprising pedestal wash hand basin, low flush WC, bath with thermostatically controlled shower over. Radiator, cupboard housing Worcester gas fired condensing combination boiler. Double glazed window to the rear.

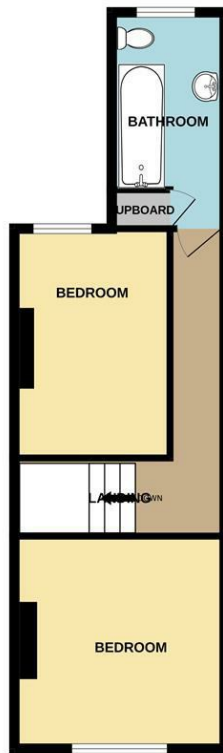
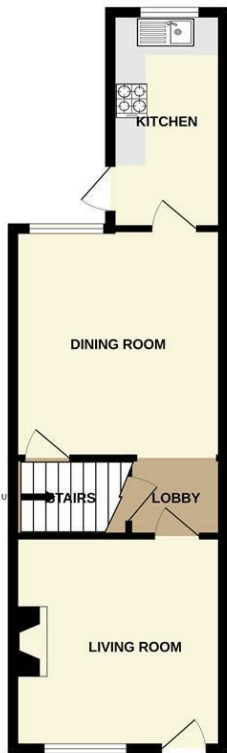
OUTSIDE

To the front, there is a small walled in garden. To the rear, the garden is enclosed, finished with paved slabs and block paved courtyard area. There is a pedestrian gate at the foot of the plot which leads to the front of the terrace.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		69	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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