Robert Ellis

look no further. . .

Fullwood Street
Ilkeston, Derbyshire DE7 8AZ

A SPACIOUS THREE STOREY, THREE BEDROOM MID TOWN HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£135,000 Freehold

0115 949 0044

/robertellisestateagent

@robertellisea

ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS SPACIOUS PERIOD THREE BEDROOM, THREE STOREY MID TOWN HOUSE SITUATED ONLY A SHORT DISTANCE FROM ILKESTON TOWN CENTRE.

With accommodation over three floors comprising front living room, central dining room, and kitchen to the ground floor. The first floor landing provides access to two of the three bedrooms and a three piece bathroom suite. A further staircase then rises to the top floor third bedroom.

The property also benefits from gas fired central heating from combi boiler, double glazing, and a generous garden space incorporating an external utility room, useful storage and workshops, as well as an enclosed split garden area.

As previously mentioned, the property is located within walking distance of the shops, services and amenities located in Ilkeston town centre. There is also easy access to good transport links including Ilkeston train station. There is also a vast array of countryside.

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

LIVING ROOM
15'10" max x 11'4" (4.83 max x 3.47)
Composite and double glazed front entrance door, double glazed window to the front (with fitted blinds), radiator, media points, central chimney breast with decorative Adam-style fire surround with tiled hearth, laminate flooring, panel and glazed Georgian-style door to inner lobby.

INNER LOBBY
3'2" x 2'7" (0.98 x 0.81)
Door to useful understairs storage cupboard with shelving and lighting, tiled floor. Opening through to the dining room.

DINING ROOM
13'7" x 10'9" (4.15 x 3.28)
Double glazed window to the rear (with fitted blind), radiator, tiled floor, central chimney breast with open tiled insert, space for electric fire with power point. Georgian-style panel and glazed door with turning staircase rising to the first floor. Opening through to the kitchen.

KITCHEN
8'9" x 6'1" (2.67 x 1.86)
The kitchen comprises a matching range of fitted base and wall storage cupboards with granite style roll top work surfaces incorporating single sink and draining board with central mixer tap. Space for cooker and under-counter fridge, display shelving, double glazed window to the side (with fitted blinds), tile splashbacks and tiled floor, radiator, uPVC panel and double glazed exit door to outside.

FIRST FLOOR LANDING
Door with further turning staircase rising to the top floor. Doors to both bedrooms and bathroom. Radiator.

BEDROOM ONE
14'1" x 10'3" (4.30 x 3.14)
Double glazed window to the front (with fitted blinds), radiator, media points, two sets of fitted double wardrobes and matching overhead storage cupboards to either side of the chimney breast.

BEDROOM TWO
12'2" x 8'7" (3.71 x 2.63)
Double glazed window to the rear (with fitted blinds), radiator, useful overstairs fitted storage cupboard.

BATHROOM
9'0" x 6'0" (2.76 x 1.85)
Three piece suite comprising tiled-in bath with electric shower over, low flush WC, wash hand basin and mixer tap. Partial wall tiling, double glazed window to the side (with fitted blinds), extractor fan, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, with useful storage space above.

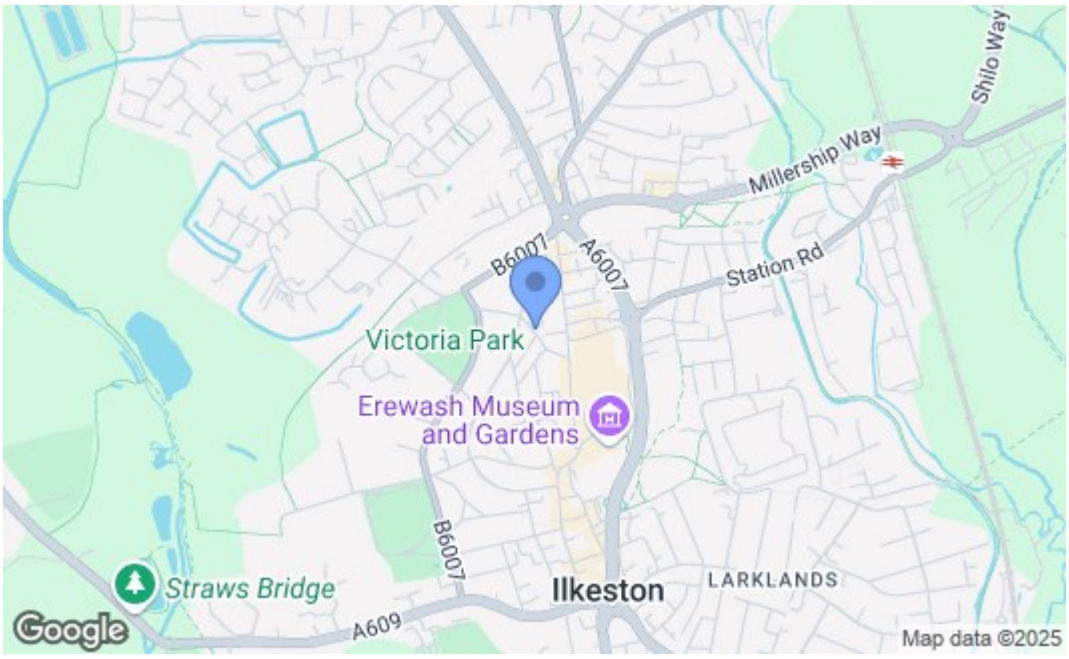
TOP FLOOR BEDROOM
25'9" max reducing to 16'0" x 11'6" (7.85 max reducing to 4.88 x 3.51)
Radiator, decorative wood spindle balustrade, telephone point, walk-in double glazed dormer style bay window to the front.

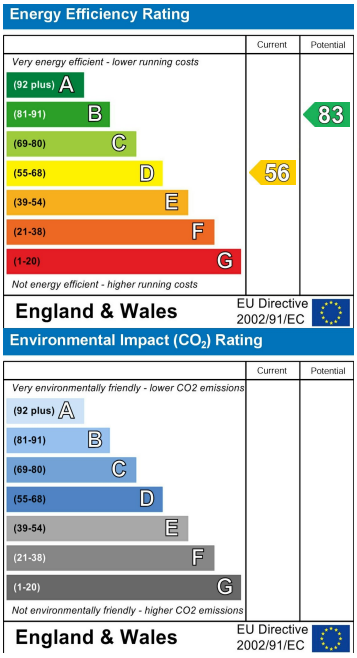
OUTSIDE
The front of the property is accessed via the pavement edge. There is then shared access via the neighbouring property's entry to the rear garden.

TO THE REAR
The rear garden is split into two sections with an initial paved courtyard area incorporating an outside lighting point and water tap. There is then access to a brick built external utility room with plumbing for a washing machine, power and lighting points. There are two timber constructed sheds/workshop, the first with power and lighting point. There is also a useful brick garden store and then gated access beyond the shared pathway allowing access back to the front. There is a further garden area to the foot of the plot which is predominantly paved for ease of maintenance with flowerbeds surrounding patio.

DIRECTIONAL NOTE
From central Ilkeston, proceed to the Chalons Way Tesco roundabout and take a left hand turn heading towards the leisure centre. Turn left onto Lord Haddon Road, proceed up the hill before taking an eventual left hand turn onto Jackson Avenue and the turning back on yourself onto the one-way system of Fullwood Street. The property is on the right hand side.

AGENTS NOTE
Fullwood Street is a one-way system and also has a residents permit parking scheme. Viewers are advised to park on Lord Haddon Road and make their way to the property on foot.





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.