Robert Ellis

look no further. . .







Queens Avenue
Ilkeston, Derbyshire DE7 4DS

A THREE BEDROOM SEMI DETACHED HOUSE. NO UPWARD CHAIN.

£175,000 Freehold

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION. BEING SOLD WITH THE BENEFIT OF NO UPWARD CHAIN.

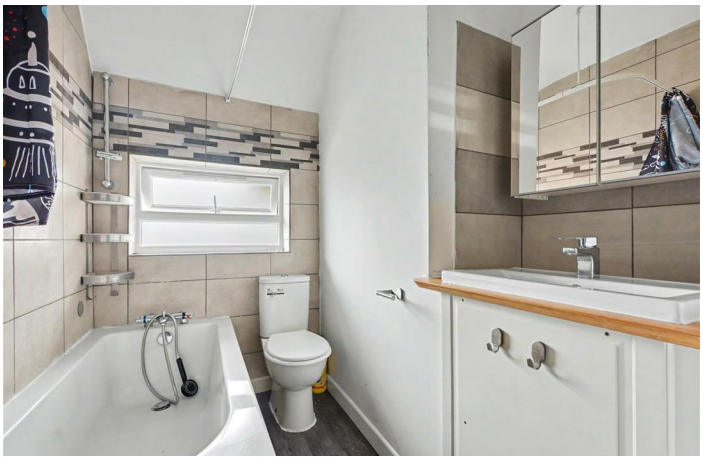
With accommodation over two floors, the ground floor comprises entrance hallway with staircase rising to the first floor, kitchen to the front, ground floor WC and bay fronted lounge/diner to the rear. The first floor landing then provides access to three bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, detached garage and generous enclosed garden space to the rear.

In terms of recent improvements throughout the property, the windows were replaced in 2023, the kitchen was upgraded in 2023, the boiler was replaced in 2019, re-wire and consumer box installation approximately 8 years ago and the installation of the multi-fuel log burning fire in the lounge/diner was installed in 2023.

We believe the property will make an ideal first time buy or young family home with very little work in the key areas to be done. The property sits favourably within close proximity of the amenities in the town centre, as well as excellent nearby transport links to and from the surrounding area and open countryside access.

We highly recommend an internal viewing.





ENTRANCE HALL
6'7" x 4'5" (2.02 x 1.35)
Panel and double glazed front entrance door, staircase rising to the first floor, laminate flooring, opening through to the lounge/diner and door to kitchen.

KITCHEN
11'1" x 10'0" (3.40 x 3.05)
Recently upgraded to include a matching range of fitted handle-less soft-closing drawers and cupboards with roll top work surfaces incorporating one and a half bowl sink unit with draining board and pull out spray hose mixer tap. Fitted four ring induction hob with extractor over and oven beneath, plumbing for washing machine, space for full height fridge/freezer, double glazed window to the front, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, vertical radiator, useful understairs storage closet, side door to outside, further folding concertina style door to the ground floor WC, laminate flooring.

GROUND FLOOR WC
4'5" x 2'6" (1.35 x 0.77)
Comprising a dual cistern with push flush WC and sink unit above with mixer tap, decorative tile splashbacks, double glazed window to the side, laminate flooring (matching the kitchen).

LOUNGE/DINER
14'11" x 12'5" (4.55 x 3.81)
Double glazed bay window to the rear overlooking the rear garden, radiator, laminate flooring (matching the hallway), media points, central chimney breast incorporating a multi-fuel burning stove installed in 2024.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom. Double glazed window to the side, laminate flooring, loft access point to a partially boarded and insulated loft space.

BEDROOM ONE
10'7" x 10'2" (3.23 x 3.10)
Double glazed window to the front, radiator, media points, picture rail.

BEDROOM TWO
7'10" x 6'7" (2.41 x 2.03)
Double glazed window to the rear, radiator, laminate flooring, inset shelving and original 1930's fireplace within the chimney breast.

BEDROOM THREE
7'10" x 6'7" (2.41 x 2.03)
Double glazed window to the rear overlooking the rear garden and countryside beyond, radiator, laminate flooring.

BATHROOM
9'8" x 6'2" (2.95 x 1.90)
Three piece suite comprising bath with central mixer tap and shower attachment over, push flush WC, wash hand basin with mixer tap, tiled splashback and storage cupboard beneath. Decorative tiled splashbacks, double glazed window to the front, ladder towel radiator, wall mounted bathroom cabinet.

OUTSIDE
To the front of the property there is a lowered kerb entry point to a part gravel and paved driveway providing side-by-side off-street parking for several cars and vehicles. There is a front picket fence and a front garden lawn which in turn leads to the detached garage and offers pedestrian access leading down the left hand side of the property towards the rear garden.

TO THE REAR
The rear garden is of a good overall proportion being split into various sections enclosed by timber fencing with concrete posts and gravel boards, a good size paved patio seating area (ideal for entertaining) with decorative pebble stones and flowerbeds, gated access to the central section which could be used as a flowerbed or vegetable plot and a further area to the foot of the plot. Within the garden, there is an external water tap to the front, external lighting point and power socket to the rear.

DETACHED GARAGE WITH ATTACHED STORE
Doors to the front, rear and side.

DIRECTIONAL NOTE
From our Stapleford Branch on Derby Road, proceed to Stapleford through Sandiacre and take a right hand turn at the traffic lights onto Town Street. Proceed parallel with the canal in the direction of Stanton by Dale and New Stanton onto Low's Lane and follow the bend to the right onto Quarry Hill Road. Proceed up the hill before taking a right hand turn onto Longfield Lane and then take an eventual left hand turn onto Queens Avenue. The property can then be found on the right hand side, identified by our For Sale board.





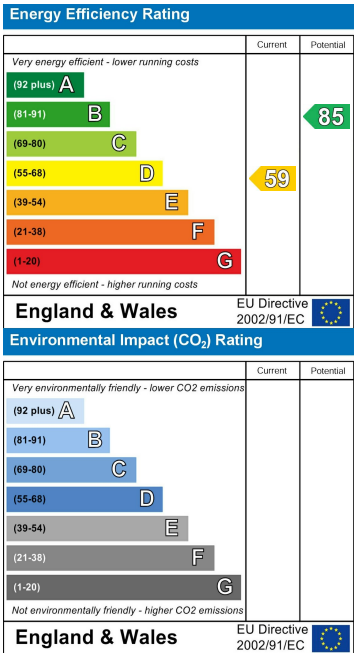












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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