Robert Ellis

look no further...

Albert Street
, Ilkeston DE7 5GS

£145,000 Freehold

A suprisingly spacious THREE DOUBLE BDROOM period mid terraced house offered for sale in a ready to move into condition.

This property has recently been decorated, 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. This is accessed from a "Flying Freehold" passage to the side of the house 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, with space to grow into a family home and perfect for those looking for home office space.

Viewing is recommended.

LOUNGE
11'11" x 12'0" (3.65 x 3.67)
Radiator, double glazed window and door to the front

DINING ROOM
13'0" x 12'0" (3.98 x 3.67)
Radiator, double glazed window to the rear.

KITCHEN
11'7" x 5'10" (3.55 x 1.78)
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. Wall mounted gas combination boiler. Radiator, double glazed window and door to the rear.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom

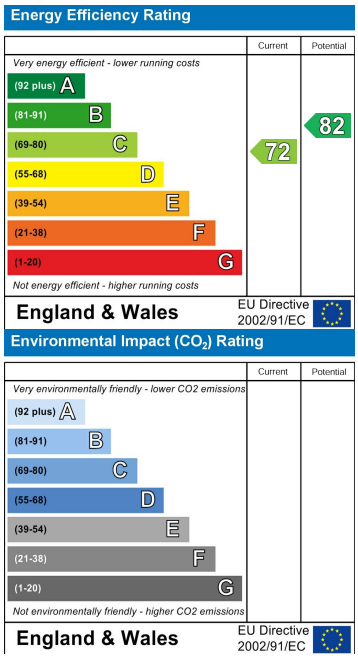
BESROOM ONE
13'1" x 12'0" (4 x 3.68)
Radiator, double glazed window to the rear

BEDROOM TWO
12'0" x 11'10" (3.68 x 3.63)
Radiator, double glazed window to the front

BEDROOM THREE
11'11" x 7'3" (3.65 x 2.23)
Radiator, double glazed window to the rear

BATHROOM
12'11" x 7'4" (3.96 x 2.24)
A large room housing a tree piece suite comprising pedestal wash hand basin, low flush WC, bath with thermostatically controlled shower over. Radiator. 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 with access to a covered passageway leading to the front of the terrace.



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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