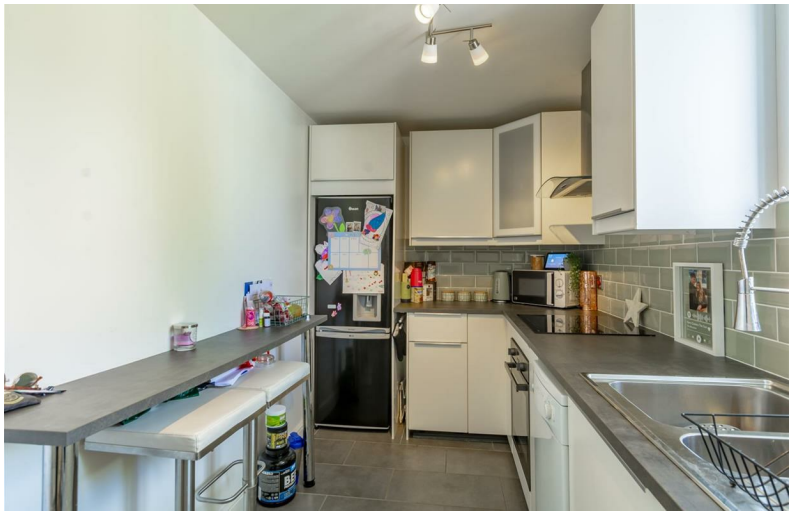
Robert Ellis

look no further. . .



Ashdale Road
, Ilkeston DE7 5AH

A TWO DOUBLE BEDROOM SEMI DETACHED HOUSE.

£175,000 Freehold

0115 949 0044

/robertellisestateagent @robertellisea

A TWO DOUBLE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE IN A READY TO MOVE INTO CONDITION.

Behind this traditional facade lies a modern and contemporary home which is ideally suited to the first time buyer. Features of this property include gas fired central heating served from a combination boiler, double glazed windows throughout, there is a stylish fully fitted modern dining kitchen and a contemporary bathroom.

Further features of this property include off-street parking, garage and particularly good size gardens laid mainly to lawn.

Situated in this leafy suburb on the outskirts of Ilkeston being close to the bustling market town centre with a variety of shops and facilities and Tesco and Morrisons are also close by. For those wising to commute, there is a public transport system with regular bus services and train station.

We anticipate a particularly strong demand for this property and therefore we recommend an early internal viewing to avoid disappointment.

ENTRANCE HALL
Double glazed front entrance door, stairs to the first floor, door to lounge.

LOUNGE
12'6" x 11'11" (3.82 x 3.64)
Radiator, double glazed window to the front.

DINING KITCHEN
13'2" x 6'8" (4.03 x 2.04)
Incorporating a modern and contemporary fitted range of wall, base and drawer units with square edge work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Plumbing and space for washing machine and dishwasher. Double glazed window to the rear. Door to rear lobby.

REAR LOBBY
Double glazed rear exit door and door to closet housing gas combination boiler (for central heating and hot water), double glazed window.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

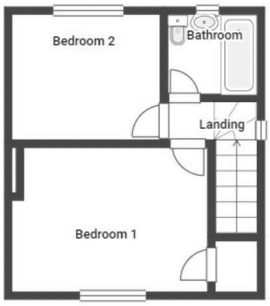
BEDROOM ONE
13'4" x 9'11" (4.08 x 3.03)
Large built-in storage cupboard used as a wardrobe, radiator, double glazed window to the front.

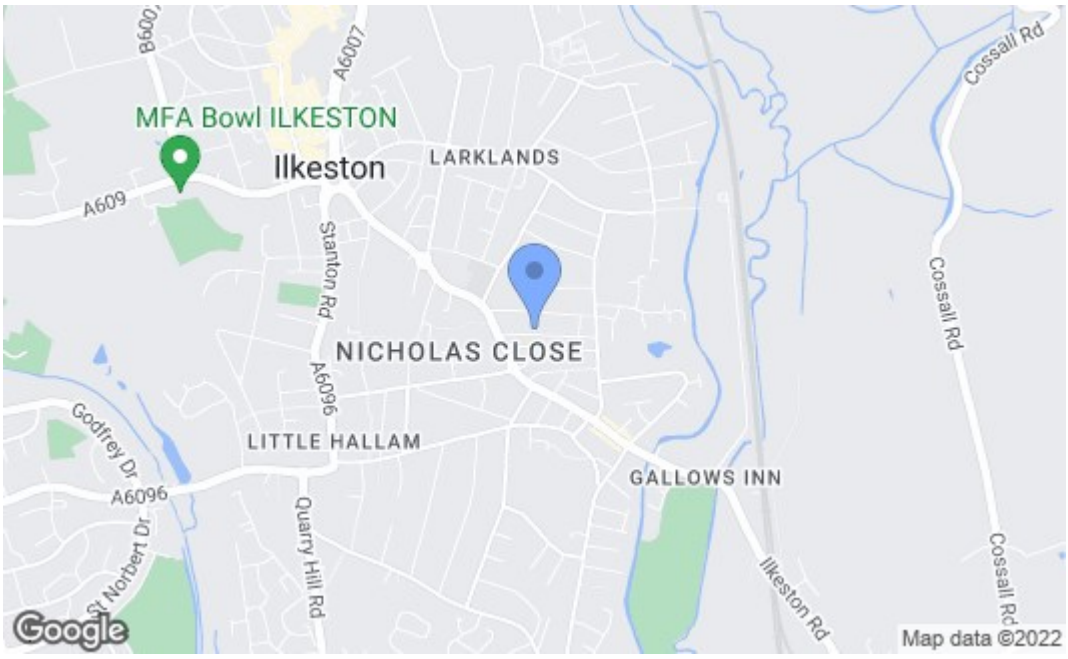
BEDROOM TWO
10'4" x 8'10" (3.15 x 2.70)
Radiator, double glazed window to the rear.

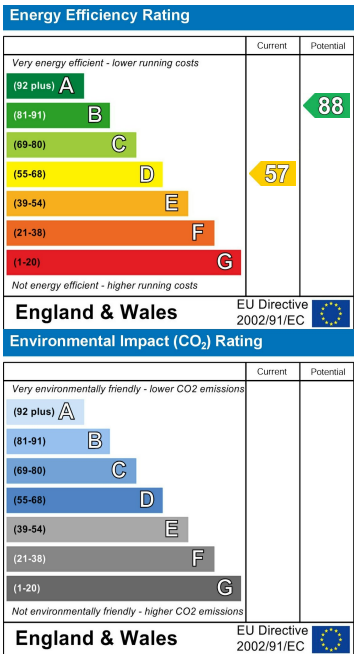
BATHROOM
5'11" x 5'4" (1.82 x 1.64)
Incorporating a modern and contemporary three piece suite comprising pedestal wash hand basin, low flush WC and panel bath with shower and screen over. Tiling to walls, radiator, double glazed window.

OUTSIDE
The property is set back from the road with a gravel front garden providing off-street parking. The driveway runs along the side of the property leading to a sectional concrete single garage. The rear garden is enclosed, of generous size with patio and lawn.

DIRECTIONAL NOTE
Proceed towards Ilkeston from Trowell along Nottingham Road (A6009). Continue straight on at the mini traffic island and shortly after St John's Church on the right, turn right onto Ashdale Road. The property can be found on the left hand side identified by our For Sale board. Ref. 7521PS







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.

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044