



Albert Street  
, Ilkeston DE7 5GS

**£145,000 Freehold**

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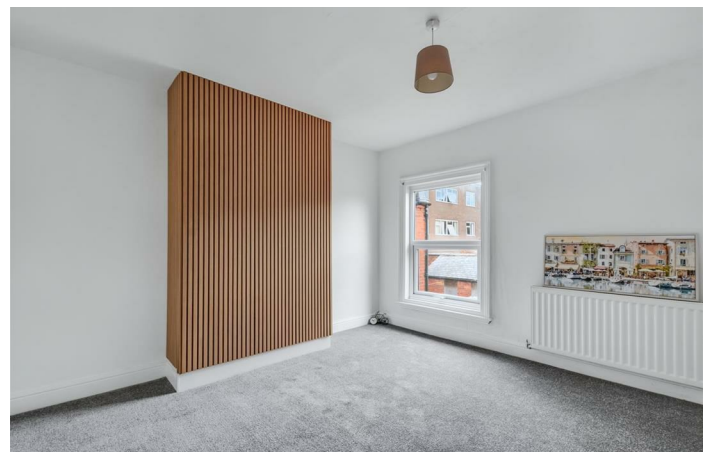
A surprisingly spacious THREE DOUBLE BDROOM period mid terraced house offered for sale in a ready to move into condition.

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.

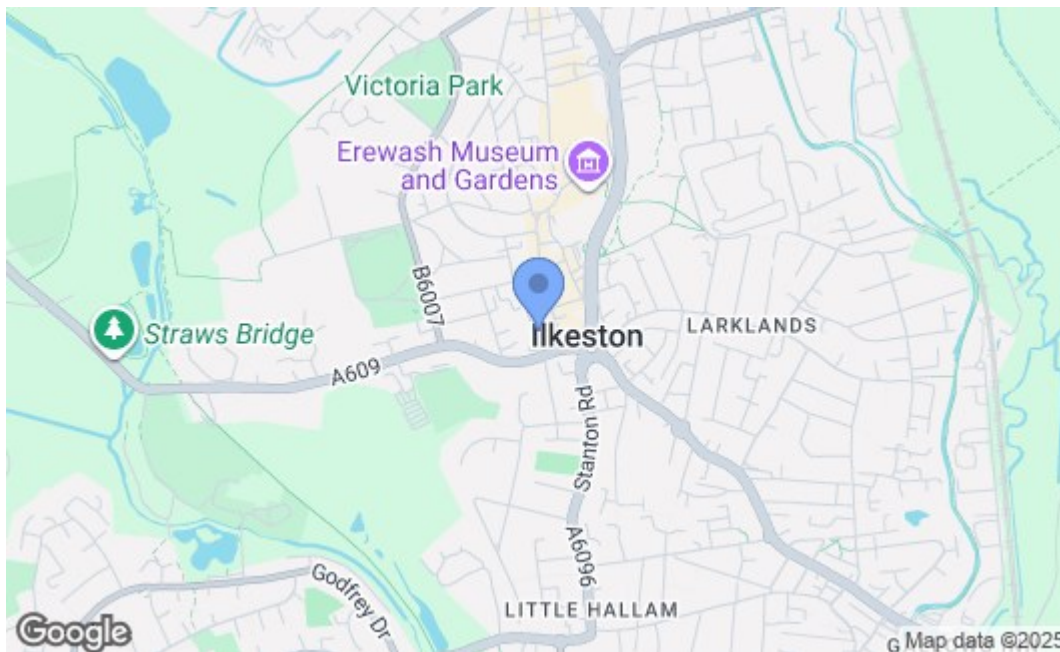
## OUTSIDE

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.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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