Robert Ellis

look no further. . .

Benner Avenue
Ilkeston, Derbyshire DE7 4DP

A THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

Offers Over £135,000 Freehold

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Robert Ellis are pleased to bring to the market with NO UPWARD CHAIN this ideal first time buy starter home three bedroom semi detached house.

With internal accommodation over two floors comprising entrance hall, kitchen, lobby, ground floor WC and bay fronted living room to the ground floor. The first floor landing then provides access to three bedrooms and a bathroom suite.

Other benefits to the property include off-street parking to the front, generous garden to the rear with shed and greenhouse, gas central heating from combi boiler and double glazing.

Although requiring a degree of cosmetic modernisation and improvement including some damp works needed, we believe the property would make an ideal first time buy starter home or investment opportunity.

Situated in a quiet cul de sac no through road location, the property offer easy access to nearby shopping facilities, schooling, transport links and healthcare needs.

We would highly encourage you to make an internal viewing.

ENTRANCE HALL
7'1" x 4'7" (2.17 x 1.42)
UPVC panel and double glazed front entrance door, radiator, tiled floor, telephone point, stairs to first floor, coving and doors to lounge and kitchen.

LOUNGE
14'9" x 12'9" (4.52 x 3.89)
Double glazed bay effect UPVC door and windows to the rear with fitted blinds, feature fire surround incorporating coal effect fire, media point, coving, radiator and fixed shelving.

KITCHEN
11'0" x 10'1" (3.37 x 3.09)
The kitchen comprises a matching range of fitted base and wall storage cupboards with granite effect roll-top work surfaces incorporating single sink and drainer with mixer tap, fitted four ring gas hob with extractor over and eye level integrated oven, plumbing for washing machine, space for fridge/freezer, under-cabinet radiator, matching to the hallway tiled floor, wall mounted Baxi combination boiler (for central heating and hot water). Display shelving, useful understairs storage cupboard and UPVC panel and double glazed door to the lobby.

LOBBY
3'0" x 2'7" (0.93 x 0.81)
Double glazed side exit door with fitted roller blinds, tiled floor and door to the WC.

WC
Low flush WC, fixed shelving and double glazed window to the side.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, meter cupboard, double glazed window, loft access point and wall mounted heater.

BEDROOM ONE
10'9" x 10'2" (3.30 x 3.12)
Double glazed window to the front with fitted roller blind, radiator and a range of fitted bedroom furniture including wardrobes, bedside tables and overhead storage cupboards.

BEDROOM TWO
8'0" x 7'9" (2.45 x 2.38)
Double glazed window to the rear, radiator and fixed shelving.

BEDROOM THREE
7'10" x 6'11" (2.41 x 2.11)
Double glazed window to the rear, radiator and fixed wall shelving.

BATHROOM
9'7" x 4'7" (2.94 x 1.40)
Three piece suite comprising panelled bath with electric shower over, low flush WC and wash hand basin. Partial wall tiling, wall mounted bathroom storage, radiator, double glazed window to the front with fitted blinds and useful over the stairs previous airing cupboard with fitted radiator and shelving above.

OUTSIDE TO THE FRONT
There is off-street parking for 2/3 cars depending on the size of the vehicle, planted flower borders housing a variety of bushes and shrubbery, access to the front entrance door and pedestrian gate providing access down the side to the rear.

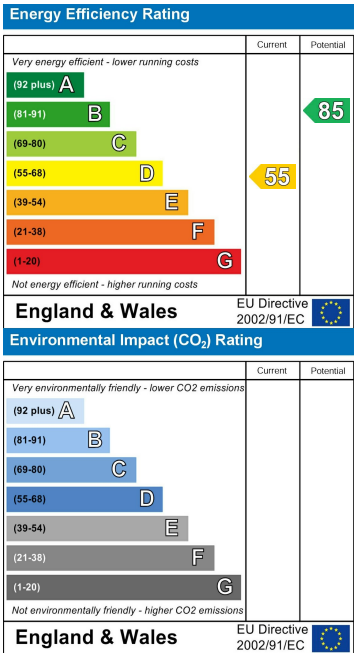
OUTSIDE TO THE REAR
Enclosed rear garden split into various sections with a vast array of planted mature and specimen bushes and shrubbery, artificial lawn, paved patio area ideal for entertaining. To the foot of the plot there is a good size timber storage shed and greenhouse. Within the garden we also have external lighting points and water tap and power.

AGENTS NOTE
The property has the benefit of solar panels. We believe these to be owned on the property rather than leased. However, we would ask that you check with your solicitor to confirm details of the income arrangements or electricity charges in relation to the solar panels prior to completion.

DAMP
We are aware of damp issues within the property. We have had a professional quote carried out and this is available upon request. The estimate to put the issues right equate to 5,890.00 + VAT.
The summary of the report is as follows -

The cost of executing the works is subject to, and in accordance with the attached report and specifications.
(A) DAMP PROOFING
Item Nos.
1 To remove skirting boards and plaster
2 To insert a chemical damp proof course
3 External drill holes
4 Replastering specification
5 To supply and fix new skirting boards
Disposal of our rubble off site
NOTE: Removal/refixing of radiator and kitchen – By Others.
(B) REPLACEMENT TIMBER FLOOR
New floor and air bricks.

DIRECTIONAL NOTE
From Stapleford proceed through Trowell onto Ilkeston Road and head in the direction of Ilkeston. At the bend in the road turn left onto Nottingham Road, Ilkeston and take a left hand turn after the bridge onto Thurman Street. Veer to the left onto Corporation Road and take a right hand turn onto Middleton Road. At the first left into the cul de sac of Benner Avenue, the property can then be found on the left hand side identified by our For Sale board. Ref. 7181NH.



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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