



**Burr Lane**  
**Ilkeston, Derbyshire DE7 5JD**

**£125,000 Freehold**

A SURPRISINGLY SPACIOUS THREE STOREY,  
THREE BEDROOM MID TERRACED HOUSE  
OFFERED FOR SALE WITH NO UPWARD  
CHAIN.



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS SURPRISINGLY SPACIOUS THREE STOREY, THREE BEDROOM, TWO RECEPTION ROOM MID TERRACED HOUSE SITUATED WITHIN WALKING DISTANCE OF ILKESTON TOWN CENTRE.

With accommodation over three floors, the ground floor comprises front living room, inner lobby, dining room and kitchen. The first floor landing then provides access to two of the three bedrooms and the bathroom. A further turning staircase then rises to the top floor main bedroom.

The property also benefits from gas fired central heating from combination boiler, double glazing and enclosed garden space to the rear.

As previously mentioned, the property is located within walking distance of the shops, services and amenities situated in Ilkeston town centre. There is also easy access to good transport links, including the Ilkeston train station, as well as schooling, healthcare needs and access to open countryside.

The property is in general need of cosmetic modernisation. We believe the property will make an ideal first time buy or investment opportunity. We highly recommend an internal viewing.



## LIVING ROOM

12'3" x 11'6" (3.74 x 3.53)

uPVC panel and double glazed front entrance door, double glazed window to the front (with fitted blinds), picture rail, radiator, media points, meter cupboard box. Door to inner lobby.

## INNER LOBBY

3'0" x 2'8" (0.92 x 0.83)

Door to useful understairs storage cupboard with lighting and shelving, open access to the dining room.

## DINING ROOM

11'10" x 11'6" (3.63 x 3.52)

Double glazed window to the rear (with fitted roller blind), radiator, part picture rail. Door with turning staircase rising to the first floor. Further door to the kitchen.

## KITCHEN

11'3" x 6'9" (3.44 x 2.07)

Galley style kitchen comprising a matching range of base and wall storage cupboards and drawers, with laminate style roll top work surfaces incorporating single sink and draining board with tiled splashbacks. Space for cooker with extractor hood over, plumbing and space for under-counter washing machine and/or tumble dryer/dishwasher, double glazed window to the rear (with fitted roller blind), radiator, tiled floor, uPVC panel and double glazed door to the outside.

## FIRST FLOOR LANDING

Doors to bedrooms two, three and bathroom. Radiator, inner landing with further door and turning staircase rising to the top floor.

## BEDROOM TWO

12'0" x 11'6" (3.68 x 3.53)

Double glazed window to the front (with fitted blinds), internal secondary glazed panel, radiator, TV point, central chimney breast incorporating decorative fireplace.

## BEDROOM THREE

8'10" x 8'6" (2.70 x 2.61)

Double glazed window to the front (with fitted roller

blind), radiator, TV point, chimney breast incorporating decorative fireplace.

## BATHROOM

11'2" x 6'5" (3.42 x 1.96)

A surprisingly spacious room with four piece suite comprising panel bath, wash hand basin with tiled splashbacks, push flush WC, tiled and enclosed shower cubicle with Triton electric shower. Radiator, extractor fan, double glazed window to the rear (with fitted blinds).

## TOP FLOOR BEDROOM

17'7" x 11'7" (5.37 x 3.54)

Decorative wood spindle balustrade, staircase dropping down to the lower landing, two radiators, eaves storage cupboard, Velux window to the rear, decorative original fireplace, telephone point, loft access point.

## OUTSIDE

The front is accessed directly from the pavement side with on-street parking available.

## TO THE REAR

The rear garden is split into two parts, a block paved courtyard style seating area accessed directly from the kitchen door. This then opens out beyond a shared entry with the neighbouring properties to the rear garden which is decked and lawned, with a pathway providing access to the foot of the plot.

## DIRECTIONAL NOTE

From Ilkeston centre, proceed from the Chalons roundabout heading in the direction of Shipley. Take a left at the roundabout towards the Albion Centre. Just prior to the Albion Centre car park, take a left turn and follow the bend in the road to the right onto Burr Lane. The property can be found on the right hand side, identified by our For Sale board.



