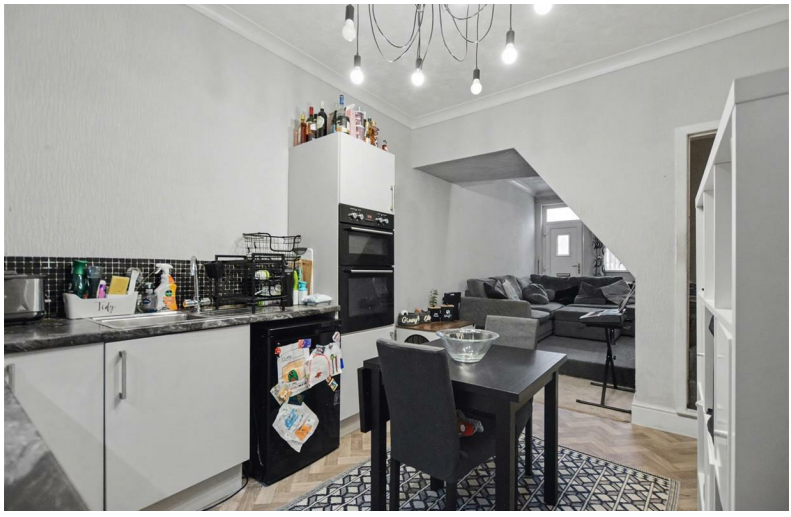
Robert Ellis

look no further...



The Triangle
Ilkeston, Derbyshire DE7 4AP

A TWO BEDROOM END TERRACED HOUSE.

£130,000 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED TWO/THREE BEDROOM END TERRACED HOUSE SITUATED IN THIS POPULAR RESIDENTIAL LOCATION.

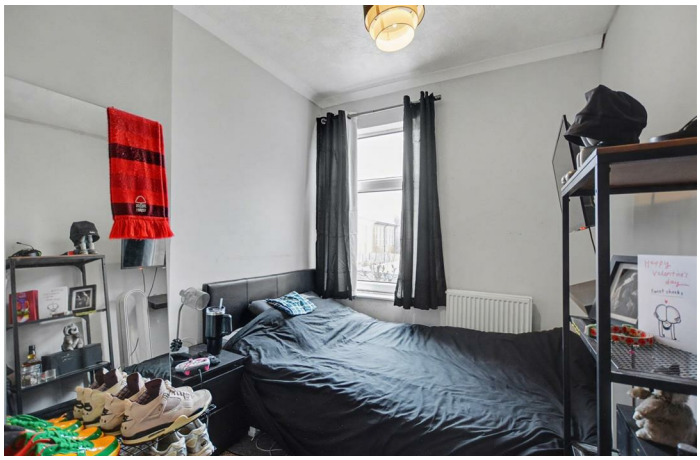
With accommodation over two floors, the ground floor comprises front living room, central dining kitchen, rear lobby, utility area and bedroom/office space. The first floor landing then provides access to two bedrooms and a bathroom suite.

The property also benefits from gas fired central heating from combination boiler (approximately 5 years old), double glazing and generous garden space to the rear.

Another major benefit to the property can be found at the rear, where there is a detached garage with power and lighting, accessed via a neighbouring side street.

The property is located in this popular and established residential location within close proximity of the town centre amenities. There is also easy access to good schooling and healthcare nearby, as well as good transport links and open countryside.

We believe the property will make an ideal first time buy or investment opportunity. We highly recommend an internal viewing.



LIVING ROOM
11'7" x 10'7" (3.55 x 3.24)
uPVC panel and double glazed front entrance door, double glazed window to the front (with fitted blinds), meter cupboard, decorative coving and ceiling rose, media points. Opening through to the kitchen space.

DINING KITCHEN
12'5" x 10'8" (3.80 x 3.26)
The kitchen area comprises a matching range of fitted "L" shaped base and wall storage cupboards and drawers, with granite-style roll top work surfaces incorporating four ring gas hob with extractor canopy over, fitted sink unit with mixer tap and tiled splashbacks, built-in double oven, space for under-counter kitchen appliances, parquet-style flooring, coving, staircase rising to the first floor, access into the rear lobby.

REAR LOBBY ONE
7'9" x 4'0" (2.37 x 1.24)
Radiator, tiled floor, uPVC panel and double glazed exit door to the second lobby space.

REAR LOBBY TWO
5'2" x 4'1" (1.59 x 1.25)
Radiator, tiled floor, access to the garden.

UTILITY AREA
6'8" x 4'5" (2.04 x 1.35)
Plumbing for washing machine, space for stacked tumble dryer, roll top work surface, space for further under-counter fridge or freezer, window to the side, wall mounted gas fired combination boiler (for central heating and hot water purposes).

GROUND FLOOR OFFICE/BEDROOM
8'3" x 6'6" (2.54 x 2.00)
Double glazed window to the rear, radiator.

FIRST FLOOR LANDING
Access to both bedrooms and bathroom.

BEDROOM ONE
11'4" x 10'7" (3.46 x 3.24)
Double glazed window (with fitted blinds), radiator, coving, ceiling fan.

BEDROOM TWO
10'7" x 7'8" (3.25 x 2.34)
Double glazed window, radiator, coving.

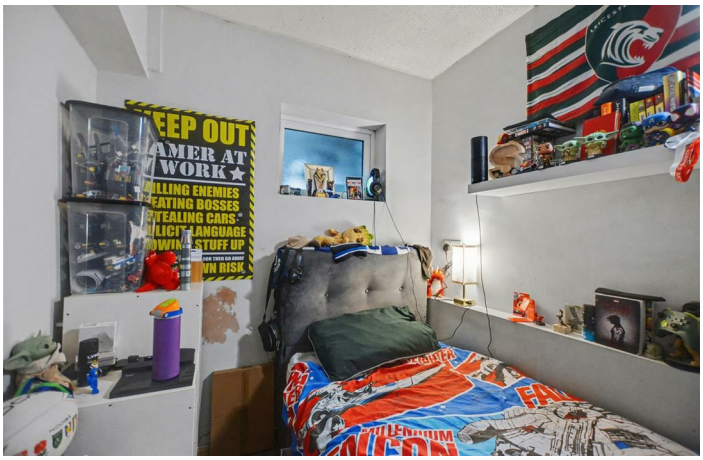
BATHROOM
7'8" x 5'8" (2.35 x 1.75)
Modern white three piece suite comprising panel bath with mixer tap, glass shower screen, shower attachment over, wash hand basin with mixer tap, push flush WC. Tiling and decorative boarding to the walls, parquet-style flooring, radiator, double glazed window to the rear.

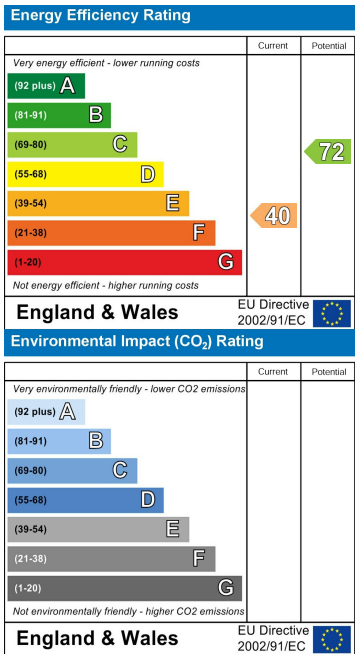
OUTSIDE
The front door is accessed from the pavement with a pedestrian gate leading down the right hand side of the property to the rear garden.

TO THE REAR
The rear garden is designed for straightforward maintenance being predominantly paved and enclosed by timber fencing with concrete posts and gravel boards to the boundary lines. To the foot of the plot, there is a personal access door which leads into the rear of the detached garage, accessed from the neighbouring side street. There is an adjacent pedestrian gate which leads to the front of the garage.

DETACHED GARAGE
Up and over door to the front, personal access door and window to the rear, power and lighting. Accessed via a neighbouring side street to the rear of the property.

DIRECTIONS
Upon entering Ilkeston via Trowell, take a left hand turn off Nottingham Road onto Thurman Street and then take a right hand turn onto The Triangle. The property can be found on the right hand side, identified by our For Sale board.





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