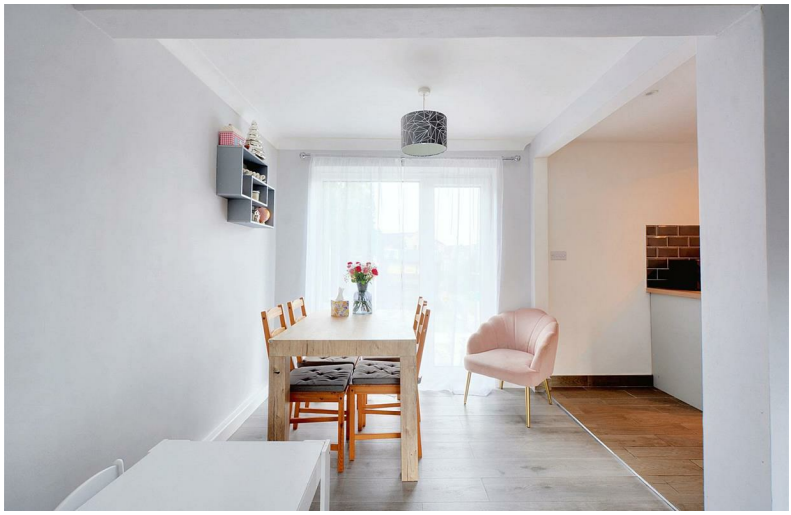
Robert Ellis

look no further. . .



Avondale Road
Kirk Hallam, Ilkeston DE7 4GA

A THREE BEDROOM SEMI DETACHED HOUSE.

Offers In Excess Of

A surprisingly spacious three bedroom semi detached house.

Since occupation, the current owners have upgraded and refurbished this property and comes to the market in a ready to move into condition.

Features include gas fired central heating served from a combination boiler (installed approximately 2 years ago) and double glazed windows throughout.

The property offers a spacious semi open plan ground floor living with a generous lounge opening through to a dining area which then opens through to a re-fitted kitchen with built-in electric oven and gas 5 ring hob (great for those who enjoy cooking).

The property is set back from the road with a driveway providing off-street parking, and has particularly good sized rear gardens.

Located in a popular residential suburb, the property is within walking distance of schools for all ages, including Ladywood Primary School, St John's Houghton Catholic Secondary School and Kirk Hallam Community Academy.

Kirk Hallam is a popular residential suburb within easy reach of Ilkeston town centre and good road networks leading to the nearby cities of Derby and Nottingham, and Junction 25 of the M1 motorway. For those who enjoy the outdoors, open countryside is on the doorstep.

Viewing is highly recommended.

ENTRANCE HALL
Double glazed front entrance door, stairs to the first floor and door to living room.

LIVING ROOM
13'9" x 12'1" (4.21 x 3.70)
Radiator, double glazed window to the front, patio door to the rear. Open to dining area.

DINING AREA
8'0" x 6'3" (2.46 x 1.92)
This opens into the kitchen.

KITCHEN
15'1" x 6'3" increasing to 12'2" (4.61 x 1.91 increasing to 3.73)
Offering a range of recently re-fitted wall, base and drawer units with work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric oven, gas 5 ring hob and extractor hood over. Cupboard housing gas combination boiler (installed approximately 2 years ago, with service agreement). Plumbing for washing machine and appliance space. Feature wall mounted radiator, double glazed window and door to the rear.

FIRST FLOOR LANDING
Linen cupboard and doors to :

BEDROOM ONE
13'10" x 9'7" (4.24 x 2.93)
Radiator, double glazed window to the front.

BEDROOM TWO
9'1" reducing to 5'10" x 13'10" (2.78 reducing to 1.80 x 4.23)
Radiator, double glazed window to the rear.

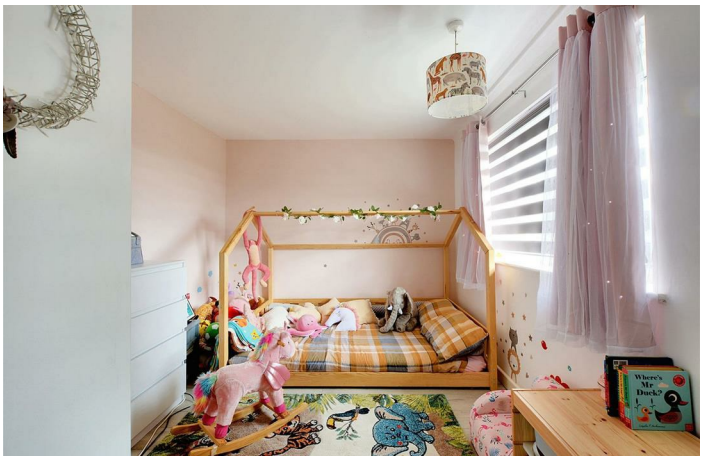
BEDROOM THREE
9'8" x 6'2" (2.97 x 1.88)
Built-in wardrobe, radiator, double glazed window to the front.

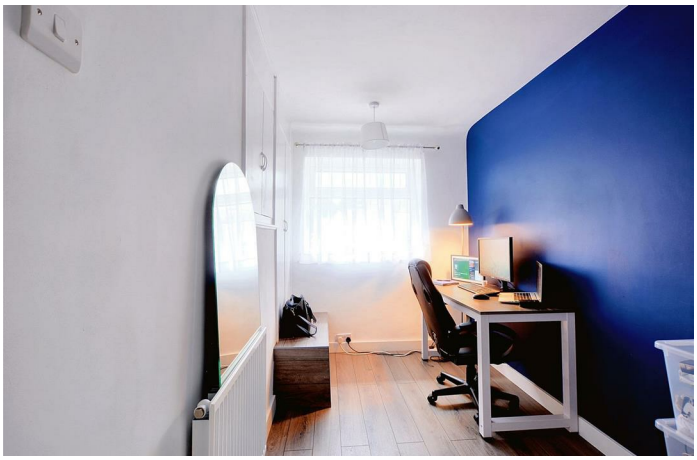
BATHROOM
Incorporating a two piece suite comprising wash hand basin, bath with electric shower over. Partially tiled walls, double glazed window.

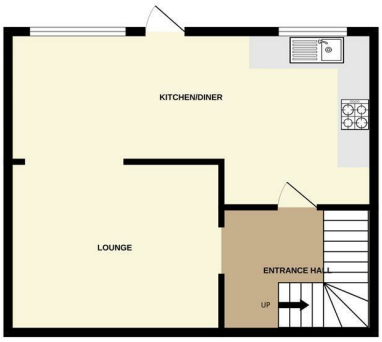
SEPARATE WC
Housing a low flush WC. Double glazed window.

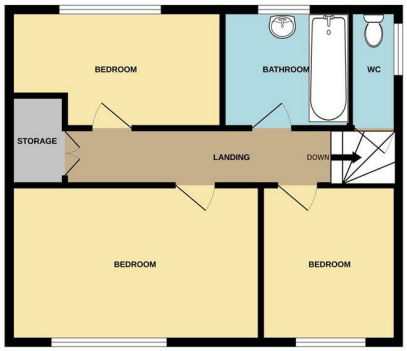
OUTSIDE
To the front is a garden laid to lawn. There is a driveway providing off-street parking. There is gated pedestrian access to the side of the house leading to the rear garden which is of generous size laid mainly to lawn with patio area and pathway running through the garden and there are two garden sheds.

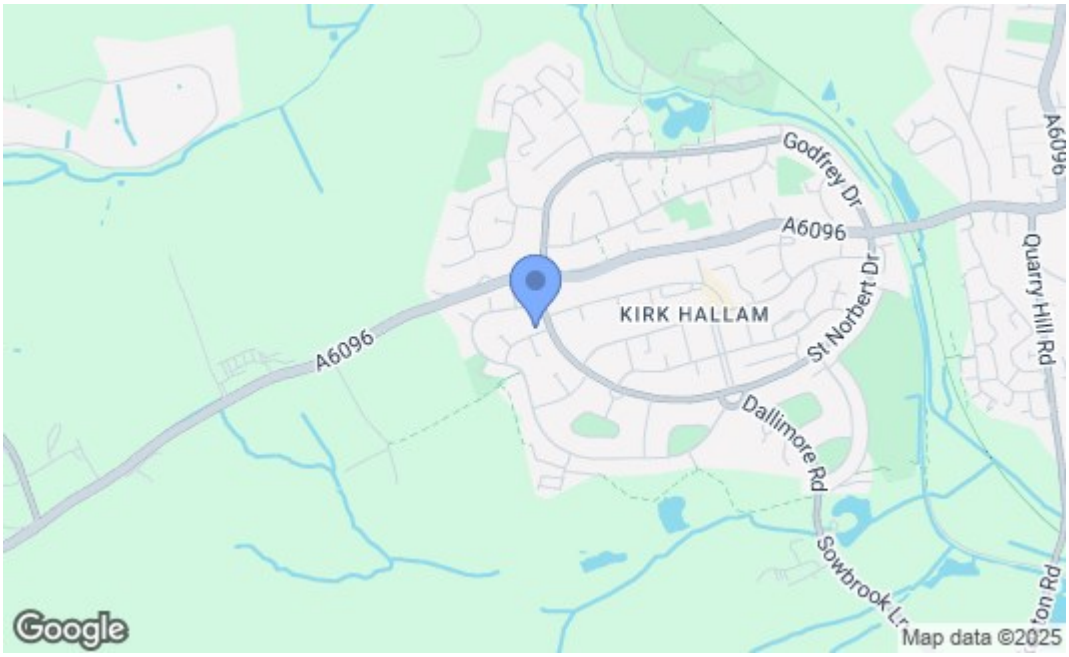
Material Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating - combination boiler
Septic Tank – No
Broadband – Available
Broadband Speed - Standard 6mbps, Superfast 150mbps, Ultrafast 1000mbps
Sewage – Mains supply
Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Low Risk
Flood Defences – No
Non-Standard Construction – No
Other Material Issues – No

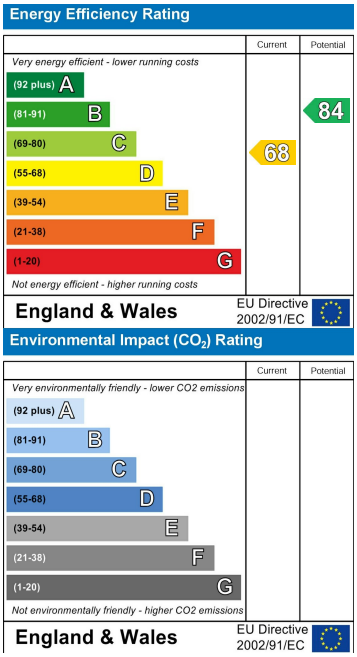












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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