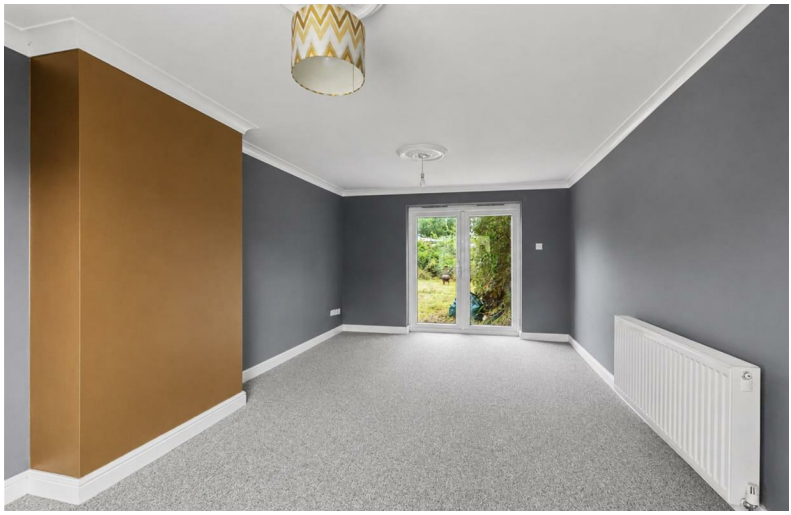
Robert Ellis

look no further. . .







Abbot Road
Kirk Hallam, Derbyshire DE7 4HX

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

Offers Around £160,000 Freehold



ROBERT ELLIS ARE PLEASED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS ESTABLISHED RESIDENTIAL LOCATION.

Please note that this property is of non-standard construction.

With accommodation over two floors, the ground floor comprises entrance lobby leading through to a generous kitchen and dual aspect front to back living/dining room. The first floor landing provides access to three bedrooms and a bathroom.

The property also benefits from a recently installed gas fired combination boiler for central heating and hot water, double glazing, provision for off-street parking to the front (subject to the lowering of the kerb) and a generous enclosed rear garden.

The property is located in this established residential location within close proximity of excellent nearby schooling for all ages, good transport links including Ilkeston train station, great retail parks, Ilkeston town centre, as well as ample outdoor countryside space.

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.





ENTRANCE HALL
9'9" max x 7'3" max (2.98 max x 2.23 max)
uPVC panel and double glazed front entrance door, double glazed window to the front, radiator, Georgian-style pattern and glazed double doors opening through to the kitchen area, staircase rising to the first floor. Door to living room.

LIVING ROOM
20'1" x 11'5" (6.14 x 3.50)
Dual aspect room with double glazed window to the front and uPVC double glazed exit doors to the rear garden, radiator, media points, coving, two decorative ceiling roses.

KITCHEN
17'3" x 9'2" (5.27 x 2.81)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with roll top work surface space incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted four ring gas hob and in-built oven. Plumbing and space for under-counter kitchen appliances, double glazed window to the rear (with fitted blinds), radiator, understairs storage cupboard, uPVC panel and double glazed exit door to outside, boiler cupboard housing the recently installed gas fired combination boiler (for central heating and hot water).

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom.

BEDROOM ONE
13'6" x 9'10" (4.13 x 3.00)
Double glazed window to the front (with fitted blind), radiator, coving, fitted overstairs double wardrobe.

BEDROOM TWO
13'6" x 7'10" (4.13 x 2.40)
Double glazed window to the rear, radiator, coving, exposed floorboards.

BEDROOM THREE
11'8" x 10'7" (3.56 x 3.25)
Double glazed window to the front (with fitted blinds), radiator, coving, exposed floorboards. Loft access point with wooden pull-down ladder to a partially boarded and lit loft space.

BATHROOM
7'7" x 5'6" (2.33 x 1.69)
Three piece suite comprising panel bath with spa jets, mixer tap and mains shower over, wash hand basin with mixer tap, push flush WC. Two double glazed windows to the rear, ladder towel radiators, decorative panelling around the bath, panelled ceiling, coving, spotlights.

OUTSIDE
To the front of the property, there is provision for off-street parking (subject to lowering of the kerb) to a hard standing tarmac area with adjacent gravel stones and pathway leading to the front entrance door. Access then leads down the side of the property into the rear garden. The rear garden is of a generous overall size and is enclosed by hedgerow to the boundary line, lawn and paved patio seating area.

DIRECTIONS
Upon leaving Ilkeston, continue in the direction of Kirk Hallam and take an eventual right hand turn onto Godfrey Drive. Take a left onto Abbot Road and the property can be found on the right hand side, identified by our For Sale board.

AGENTS NOTE
We understand this property is of non standard construction and therefore ask you to confirm with your solicitors and mortgage brokers before completion.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.



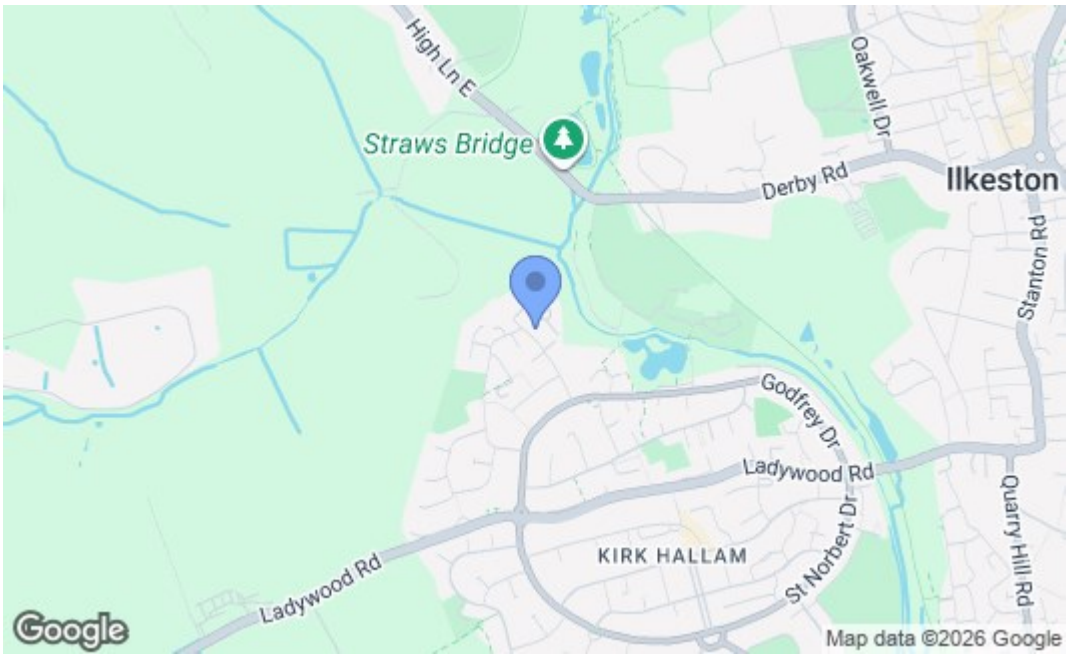


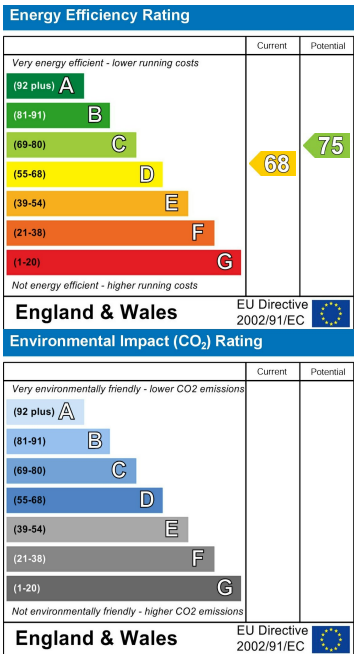












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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