Robert Ellis

look no further. . .

Wentworth Street
Ilkeston, Derbyshire DE7 5TF

A TASTEFULLY & FULLY RENOVATED TWO BEDROOM MID TERRACED HOUSE.

Offers Over £130,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND RECENTLY RENOVATED THROUGHOUT TWO DOUBLE BEDROOM MID TERRACED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL NO-THROUGH ROAD LOCATION.

With accommodation over two floors, the ground floor comprises front living room, inner lobby, dining room, kitchen, rear lobby and WC. The first floor landing provides access to two double bedrooms and a modern bathroom suite.

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

The property has been further enhanced by the installation of flood defences to both the front and rear, self-sealing airbricks and non-return valves.

The property is located within close proximity of excellent nearby transport links, including Ilkeston train station, M1 and A610. There is also easy access to a vast amount of open countryside and local canal walks.

Due to the property being in a ready to move into condition, we believe the property would make an ideal first time buy and we highly recommend an internal viewing.

LIVING ROOM
12'2" x 11'8" (3.72 x 3.56)
Feature composite front entrance door with double glazed window above the door, double glazed window to the front (with fitted blinds), meter cupboard box with worktop over, media points, feature Victorian-style radiator, LVT flooring. Opening through to the inner lobby.

INNER LOBBY
2'10" x 2'7" (0.88 x 0.80)
LVT flooring (matching the living room), staircase rising to the first floor. Openings to the living room and dining room.

DINING ROOM
11'9" x 11'9" (3.60 x 3.59)
Double glazed window to the rear (with fitted blinds), feature Victorian-style radiator, LVT flooring (matching the living room). Door with access to a useful understairs storage space, opening to the inner hallway. Staircase rising to the first floor. Further opening to the kitchen.

KITCHEN
10'7" x 7'1" (3.23 x 2.18)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with marble-style square edge work surfacing incorporating single sink and draining board with central swan-neck mixer tap. Fitted four ring induction hob with extractor over and oven beneath, plumbing for washing machine, integrated dishwasher, integrated fridge/freezer. Two double glazed windows to the side (both with fitted blinds), LED spotlights, LVT flooring (matching the dining room). Opening through to the rear lobby.

REAR LOBBY
3'0" x 2'9" (0.93 x 0.84)
uPVC panel and double glazed exit door to outside, feature vertical radiator, LVT flooring (matching the kitchen). Concertina door opening through to the ground floor WC.

GROUND FLOOR WC
4'8" x 3'8" (1.43 x 1.13)
Modern white two piece suite comprising push flush WC and feature corner wash hand basin with tiled splashbacks and mixer tap. Double glazed window to the rear (with fitted blinds), LED spotlight, LVT flooring (matching the kitchen).

FIRST FLOOR LANDING
Doors to both bedrooms.

BEDROOM ONE
11'10" x 11'9" (3.61 x 3.59)
Double glazed window to the front (with fitted blinds), feature vertical radiator, possibility of the main bedroom wardrobes to be included within the sale (subject to appropriate negotiation).

BEDROOM TWO
12'0" x 11'10" (3.68 x 3.61)
Double glazed window to the rear, radiator, useful overstairs storage closet which also doubles up as giving access to the loft space. Door from the bedroom leads to the bathroom.

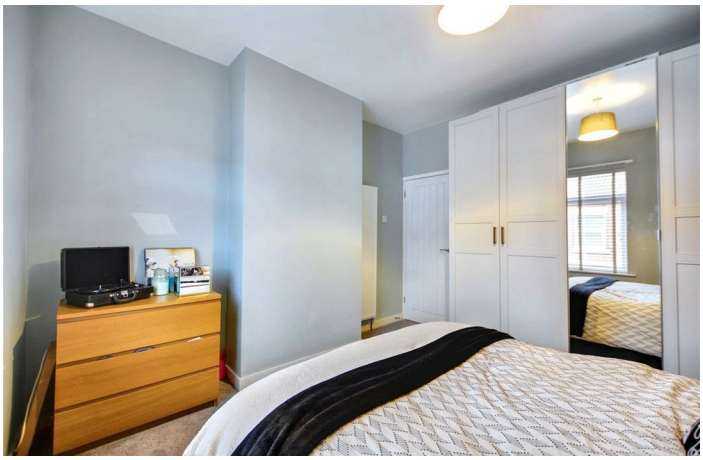
BATHROOM
10'5" x 6'10" (3.18 x 2.09)
Incorporating a modern recently re-fitted three piece suite comprising "P" shaped bath with feature glass screen, mixer tap, mains shower over, push flush WC, wash hand basin with mixer tap, splashbacks, storage cabinets beneath. Double glazed window to the side (with fitted blinds), radiator, tiling around the bath, extractor fan, boiler cupboard housing the gas fired 'Baxi' combination boiler (for central heating and hot water purposes), tile effect flooring, wall mounted bathroom mirror.

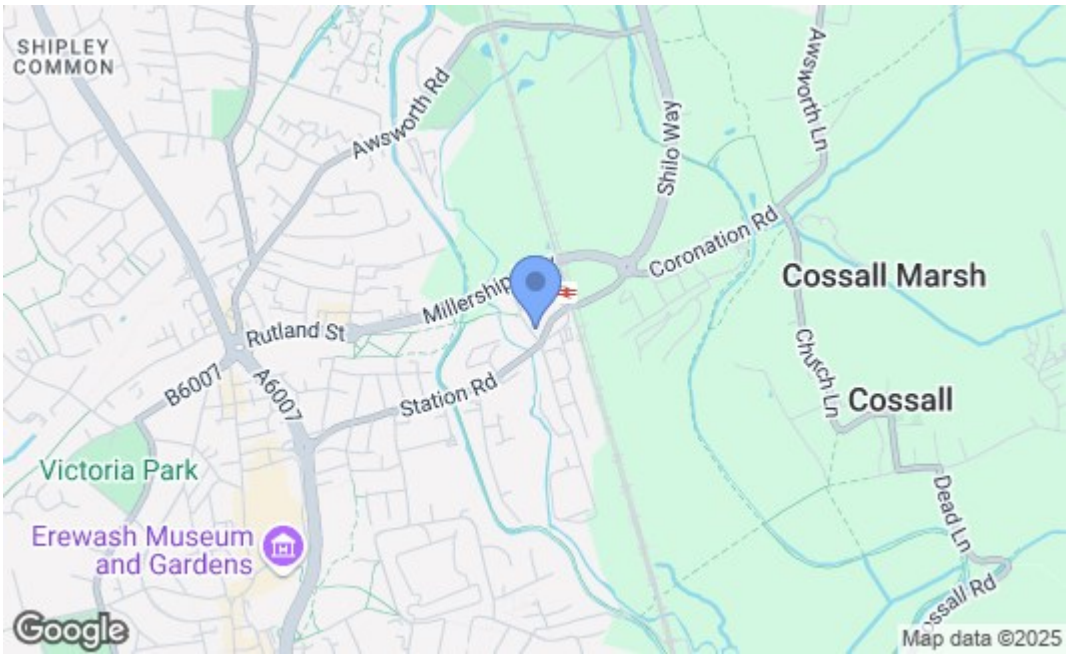
OUTSIDE
The property is accessed directly from the pavement, with the recent installation of self-sealing airbricks and flood defences to the front door.

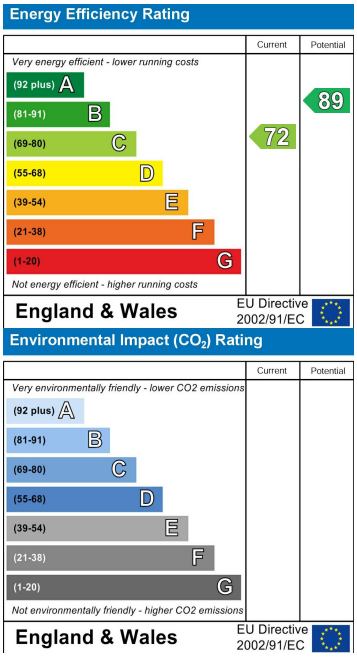
TO THE REAR
The rear garden is of a generous overall proportion, being a blank canvas ready for the next purchaser to put their own stamp upon it. The garden is enclosed by timber fencing, brick wall to the boundary line with rear access gate, paved patio seating area, outside power points, water tap, lighting point, recent installation of rear flood defences to the back door.

DIRECTIONAL NOTE
From the main Ilkeston roundabout, continue along Chalons Way heading in the direction of Aldi roundabout and Shipley/Heanor. Take the third exit onto Station Road and proceed in the direction of the train station. Take an eventual left hand turn onto Wentworth Street and the property can be found on the right hand side.

AGENTS NOTE
The property suffered from flood damage in October 2023. The property had the benefit of remedial treatments and a programme of refurbishment following this event. The property has been further enhanced by the installation of flood defences to both the front and rear, self-sealing airbricks and non-return valves.







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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