Robert Ellis

look no further. . .

A STYLISH & WELL PRESENTED THREE BEDROOM END TERRACED HOUSE.

Greenwood Avenue
Ilkeston, Derbyshire DE7 5AG

£189,950 Freehold

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

With accommodation over two floors, the ground floor comprises entrance hall with staircase rising to the first floor, living room, kitchen and WC. The first floor landing provides access to three bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing, off-street parking, generous garden space to the rear and electrical check taking the property through to 2030.

The property is situated in this popular and established residential location within close proximity to nearby amenities and transport links, including bus services and the Ilkeston train station. There is also easy access to the shops, services and amenities in Ilkeston town centre, as well as healthcare needs and access to countryside and canal footpaths.

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

HALL
4'4" x 2'10" (1.33 x 0.88)
Composite panel and double glazed front entrance door, vertical radiator, staircase rising to the first floor, laminate flooring, wall mounted electric consumer box. Door to living room.

LIVING ROOM
13'6" x 13'3" (4.12 x 4.05)
Double glazed window to the front, radiator, wall light points, central chimney breast incorporating Adam-style fireplace with a coal effect fire, media points, panel and glazed door access into the kitchen.

KITCHEN
16'10" reducing to 13'5" x 5'3" (5.15 reducing to 4.11 x 1.62)
Matching range of fitted base and wall storage cupboards and drawers, with marble-style square edge work surfacing, incorporating Belfast sink unit with central swan-neck mixer tap. Fitted four ring hob with extractor over and oven beneath, integrated fridge/freezer, plumbing for washing machine, space for slimline dishwasher, decorative tiled splashbacks, radiator, double glazed window to the rear, uPVC panel and double glazed exit door to outside, laminate-style flooring, spotlights and further door to the ground floor WC.

GROUND FLOOR WC
5'5" x 2'11" (1.67 x 0.90)
Housing a modern two piece suite comprising push flush WC and wash hand basin with mixer tap and tiled splashback. Radiator, double glazed window to the side, wall mounted 'Ideal' gas fired combination boiler for central heating and hot water purposes, laminate-style flooring.

FIRST FLOOR LANDING
Doors to all bedrooms and bathroom, double glazed window to the side, loft access point to a boarded, insulated and lit loft space.

BEDROOM ONE
10'5" x 9'10" (3.19 x 3.00)
Double glazed window to the front (with fitted blind), radiator.

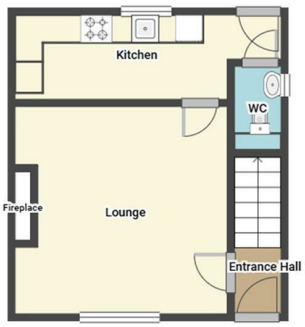
BEDROOM TWO
9'8" x 9'3" (2.96 x 2.84)
Double glazed window to the rear overlooking the rear garden (with fitted blind), radiator, spotlights, fitted wall cabinets.

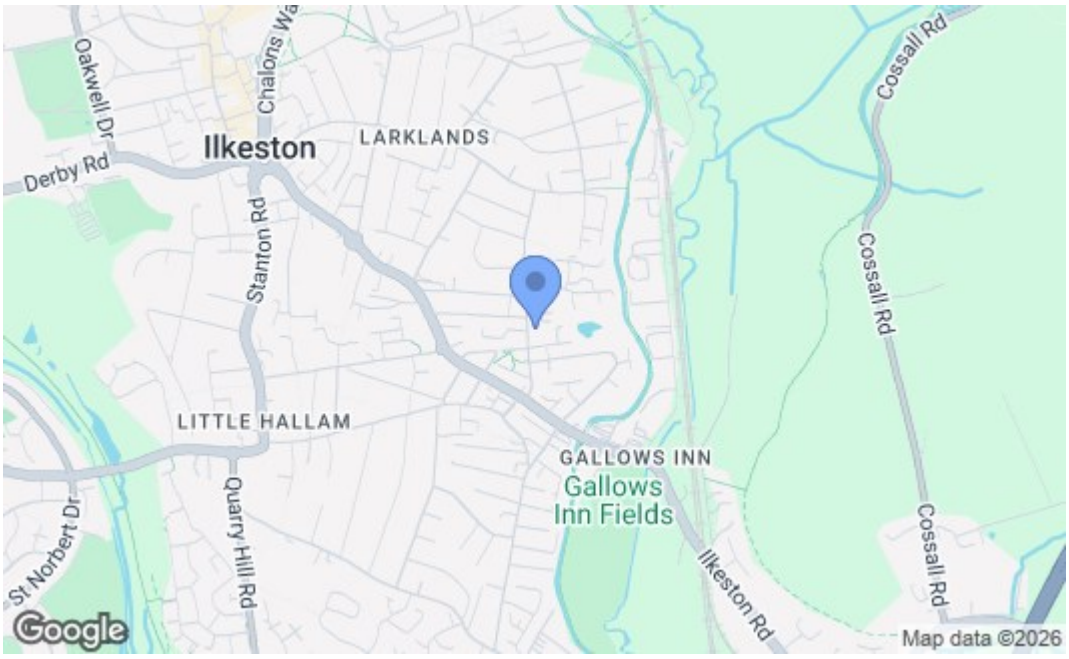
BEDROOM THREE
7'1" x 5'8" (2.18 x 1.75)
Double glazed window to the front (with fitted blind), radiator, LED spotlights.

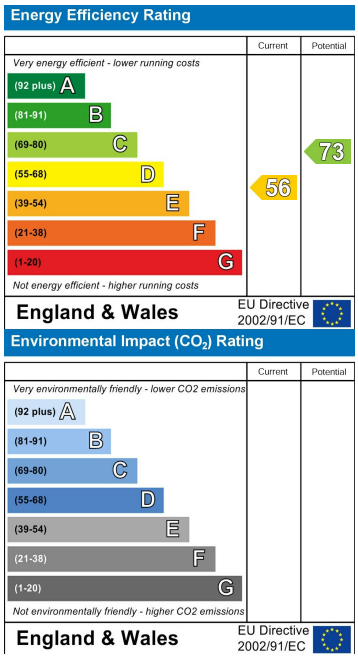
BATHROOM
6'0" x 5'8" (1.84 x 1.73)
Three piece suite comprising bath with glass shower screen, mixer tap, dual attachment mains shower over, wash hand basin with mixer tap, push flush WC. Decorative tiled splashbacks, panelled ceiling with spotlights, extractor fan, chrome ladder towel radiator, wall mounted cabinet, double glazed window to the rear.

OUTSIDE
To the front of the property there is a gravel driveway providing off-street parking and stepping stone style pathway providing access to the front entrance door, pedestrian gate leading down the side of the property to the rear garden. The rear garden is of a good overall proportion, ideal for entertaining, being enclosed by hedgerow and fencing to the boundary line. There is an initial raised deck entertaining space leading down onto decorative gravel stone chippings and a generous lawn with planted flowerbeds, decorative rockery with coloured stone chippings and a further plum slate patio to the foot of the plot. At the foot of the plot there is a good size timber storage shed. Within the garden there is an external water tap and lighting point. Pedestrian access leads back to the front of the property.

DIRECTIONS
From our Stapleford Branch, proceed to the Roach traffic lights and turn left onto Church Street. At the bend in the road continue onto Pasture Road and head in the direction of Trowell. At the "T" junction adjacent to St Helen's Church, turn left onto Ilkeston Road. Continue onto Nottingham Road, Ilkeston and take an eventual right hand turn onto Roberts Street, just after the Asda petrol station. Roberts Street then becomes Greenwood Avenue and 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.

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