Robert Ellis

look no further. . .

Boweswell Road
Ilkeston, Derbyshire DE7 8EE

AN EXTENDED THREE BEDROOM SEMI DETACHED HOUSE.

£170,000 Freehold

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An extended three bedroom semi detached house.

Benefitting from gas fired central heating served from a modern combination boiler and double glazed windows, the property enjoys a single storey extension to the rear which provides for additional space with two generous reception rooms. The property is conveniently situated on the outskirts of Ilkeston within walking distance of a regular bus service giving access to the town centre amenities, as well as good commutability and off-street parking.

This is a great property for first time buyers to get onto the property ladder. Viewing is recommended to appreciate the potential on offer.

ENTRANCE HALL
Radiator, stairs to the first floor. Doors to lounge, kitchen and bathroom.

LOUNGE
16'0" x 10'0" (4.89 x 3.05)
Radiator, double glazed window to the front, archway to dining room.

DINING ROOM
10'7" x 10'6" (3.25 x 3.21)
Double glazed French doors opening to the rear garden.

KITCHEN
12'7" x 7'10" (3.85 x 2.4)
A range of wall, base and drawer units, with work surfacing and inset stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine and appliance space. Double glazed window to the rear and door to the rear lobby.

REAR LOBBY
7'11" x 2'11" (2.42 x 0.9)
Double glazed door to the rear garden.

BATHROOM
Located on the ground floor comprising wash hand basin with vanity unit, low flush WC and bath with shower over. Heating towel rail and double glazed window.

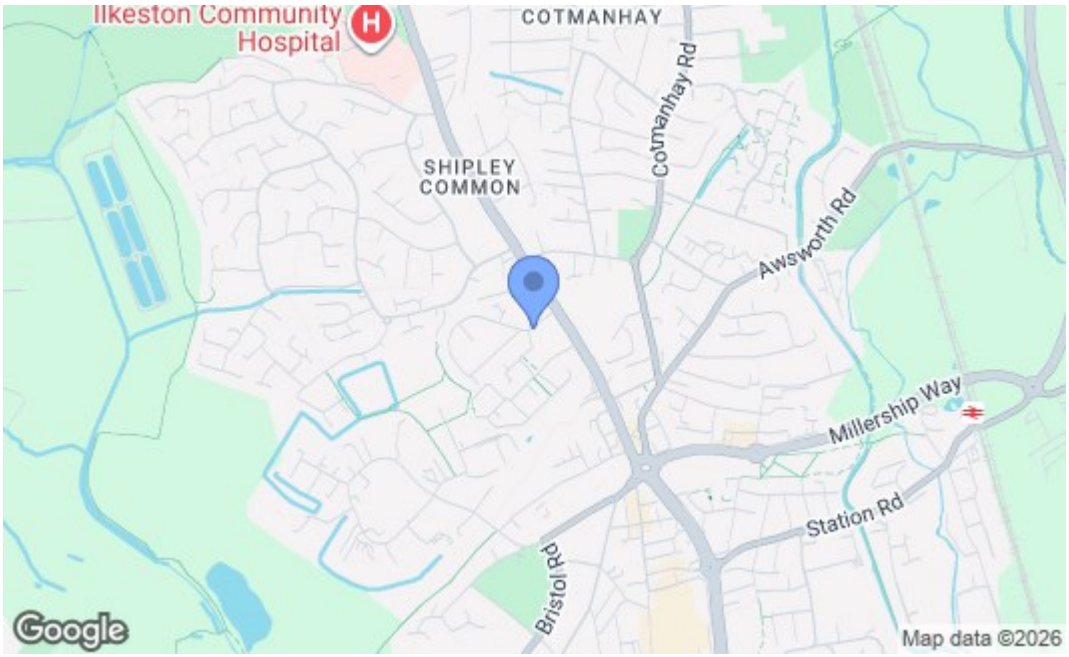
FIRST FLOOR LANDING
Doors to bedrooms.

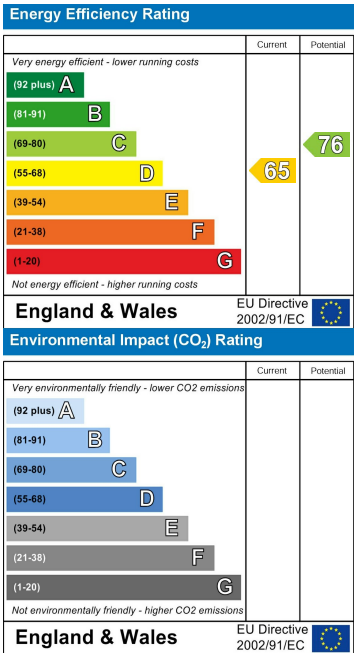
BEDROOM ONE
15'11" x 9'2" (4.87 x 2.80)
Fitted wardrobes from Sharpes with matching drawer unit, radiator, double glazed window.

BEDROOM TWO
9'10" x 8'7" (3.02 x 2.63)
Radiator, double glazed window.

BEDROOM THREE
8'5" x 6'11" (2.59 x 2.11)
Wall mounted gas combination boiler (installed approximately 2022), radiator, double glazed window.

OUTSIDE
To the front is a fenced-in garden with dwarf retaining wall and gravel beds. There is a shared open block paved driveway leading to vehicle sized gates and hard standing beyond. The rear garden has a patio area and garden. At the end of the boundary, the current owner has claimed a strip of "no man's land" which provides an extension to the garden, although technically it is not part of the plot.





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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