Robert Ellis

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Park Drive,
Ilkeston, Derbyshire
DE7 5NR

£170,000 Freehold

A contemporary two-bedroom, end of terrace property with the benefit of no upward chain.

This recently renovated property would be considered an ideal opportunity for a large variety of buyers including first time purchasers, young professionals or families.

Situated within walking distance to Ilkeston Town Centre, you are conveniently placed for access to a wide range of local amenities including Morrisons supermarket, schools, healthcare facilities, public houses, parks, and transport links.

In brief the internal accommodation comprises: entrance hall, bright and airy living room, with double doors through to the dining room and kitchen. Then rising to the first floor are two spacious double bedrooms and large bathroom.

Outside the property has a walled frontage with gravelled garden and steps to the front door. The enclosed rear garden is paved with two brick built storage sheds and outside WC.

The property is offered to the market with the advantage of UPVC double glazing throughout, an up to date EICR and gas certificate, and is well worthy of an early internal viewing.

Entrance Hall
UPVC double glazed door through to a welcoming entrance hall, with laminate flooring, radiator and stairs to the first floor landing.

Living Room
12'5" x 14'10" (3.79 x 4.53)
Reception room, with laminate flooring, radiator and UPVC double glazed box bay window to the front aspect.

Dining Room
12'4" x 13'2" (3.77 x 4.02)
Reception room, with laminate flooring, radiator and UPVC double glazed window to the rear aspect.

Kitchen
8'5" x 11'6" (2.59 x 3.52)
Fitted with a range of wall, base and drawer units with work surfacing over and tiled splashbacks, sink and drainer unit with mixer tap, inset electric hob with extractor fan above and integrated electric double oven below, integrated fridge freezer, dishwasher and washer dryer. Access to a useful pantry cupboard and UPVC double glazed window and door out to the rear garden.

First Floor Landing
A carpeted landing space with radiator and access to the loft hatch.

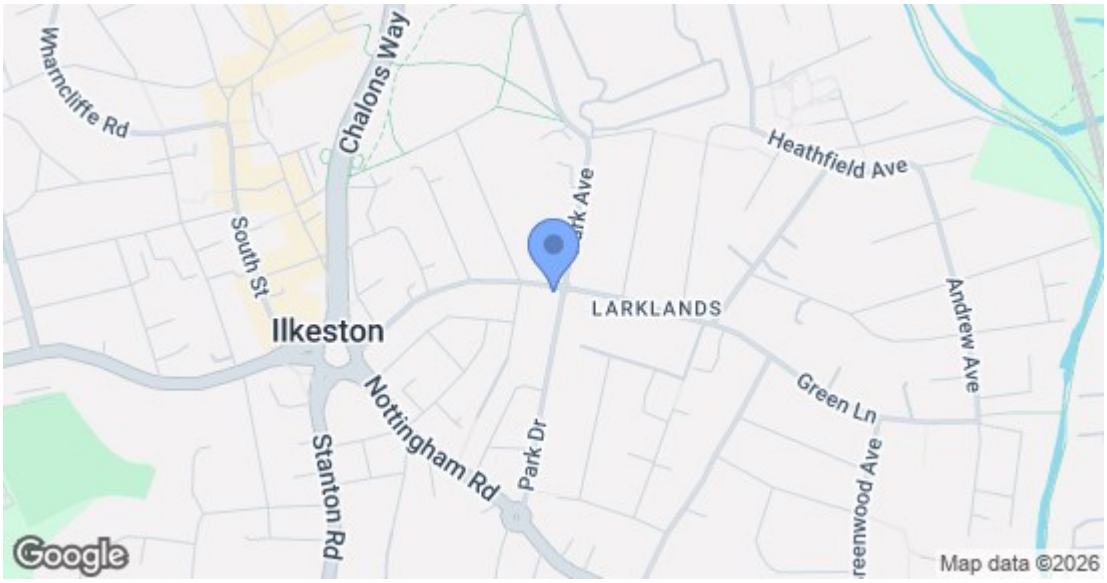
Bedroom One
16'4" x 11'2" (4.99 x 3.42)
A large carpeted double bedroom, with two radiators and UPVC double glazed window to the front aspect.

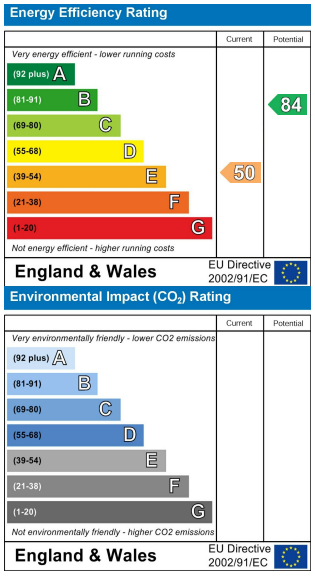
Bedroom Two
9'2" x 13'1" (2.80 x 4.01)
A carpeted double bedroom, with radiator and UPVC double glazed window to the rear aspect.

Bathroom
7'8" x 12'7" (2.36 x 3.86)
A recently fitted, four-piece suite comprising: low flush WC, wall mounted sink unit with fitted draws, bath and walk in mains controlled shower, part tiled walls, wall mounted heated towel rail and UPVC double glazed window to the rear aspect.

Outside
To the front is a walled frontage with a gravelled area, paved footpath and steps to the front door. The enclosed rear garden is paved with two brick built sheds and outside WC.

Agent Notes
The vendor is an employee of Robert Ellis Estate Agents.





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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