



Lord Haddon Road  
Ilkeston, Derbyshire DE7 8AU

**£169,950 Freehold**

A FULLY RENOVATED TWO BEDROOM  
MID TERRACE HOUSE.



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Robert Ellis are delighted to bring to the market with NO UPWARD CHAIN this exceptionally well refurbished two bedroom mid terrace house only a stone's throw away from the shops, services and amenities within Ilkeston town centre.

With accommodation over two floors comprising living room with feature bay window, dining/family room which opens out to a good size galley kitchen to the ground floor. The first floor landing then provides access to two bedrooms and a fully re-fitted modern bathroom suite.

Other benefits to the property include gas fired central heating from combi boiler, uPVC double glazing and feature composite front and rear exit doors.

The property sits favourably within walking distance of the shops, services and amenities within Ilkeston town centre. There is also easy access to good schooling for all ages, nearby healthcare needs and transport links including the Ilkeston train station.

We believe that the property would make an ideal first time buy or young family home as the property is in an exceptionally well presented order throughout and is certainly within ready to move into condition.

We highly recommend an internal viewing to appreciate the work put into the property by the current owner.



## LIVING ROOM

15'1" x 11'11" (4.61 x 3.65)

Feature composite and double glazed front entrance door, walk-in double glazed bay window to the front, meter cupboard, media points, radiator, decorative coving, feature designer wallpaper, laminate flooring and door to inner lobby.

## INNER LOBBY

2'11" x 2'9" (0.91 x 0.84)

Matching to the living room laminate flooring, useful understairs half-cellar with shelving and lighting points, opening through to the dining/family room.

## DINING/FAMILY ROOM

13'7" x 11'11" (4.16 x 3.64)

Double glazed window to the front with fitted blinds, matching to the living room laminate flooring, radiator, coving, door and staircase rising to the first floor, feature designer wallpaper and opening through to the kitchen.

## KITCHEN

14'0" x 6'9" (4.27 x 2.07)

This newly fitted kitchen comprises a matching range of fitted soft-closing base and wall storage cupboards and drawers with feature marble effect rolled top work surfaces incorporating one and a half bowl sink unit, draining board and central mixer tap, matching to the worktops marble effect splash boards with tiled splashbacks above, fitted five ring Zanussi counter-level gas hob with matching curved extractor fan over, integrated eye-level oven and grille, plumbing for washing machine, space for fridge/freezer, two double glazed windows to the side one of which with fitted roller blinds, matching to the living room laminate flooring, feature composite double glazed exit door to garden with fitted inset perfect blinds.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom, loft access point.

## BEDROOM ONE

11'11" x 11'10" (3.65 x 3.63)

Double glazed window to the front with fitted Roman blind, radiator and decorative fireplace.

## BEDROOM TWO

12'10" x 8'8" (3.93 x 2.65)

Double glazed window to the rear, radiator, useful fitted over the stairs storage cupboard, decorative ornate fireplace with coloured tile hearth.

## BATHROOM

13'1" x 7'0" (4.00 x 2.14)

Luxurious four piece suite comprising separate free standing unit with high mixer tap and hand held shower attachment, separate enclosed shower cubicle with glass door and dual head mains ran shower attachment, wash hand basin with mixer tap and push flush WC. Boiler cupboard housing the gas fired central heating combination boiler (for central heating and hot water purposes), tiled splashbacks, chrome heated ladder towel radiator, double glazed window to the side, tile effect flooring.

## OUTSIDE

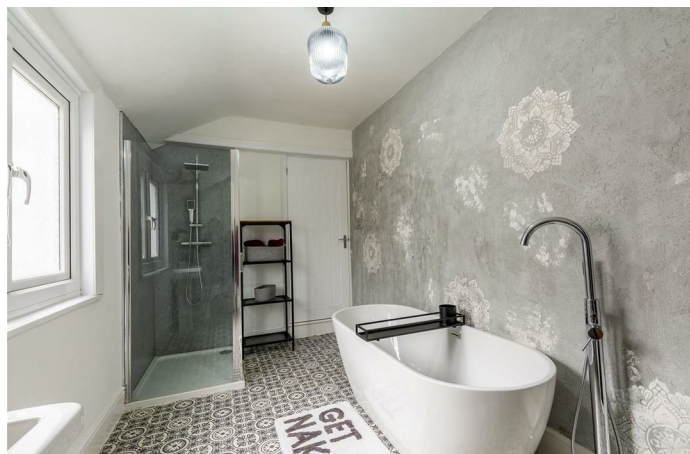
To the front of the property there is a garden with plum slate chippings, brick boundary wall with pedestrian gate and pathway providing access to the front entrance door.

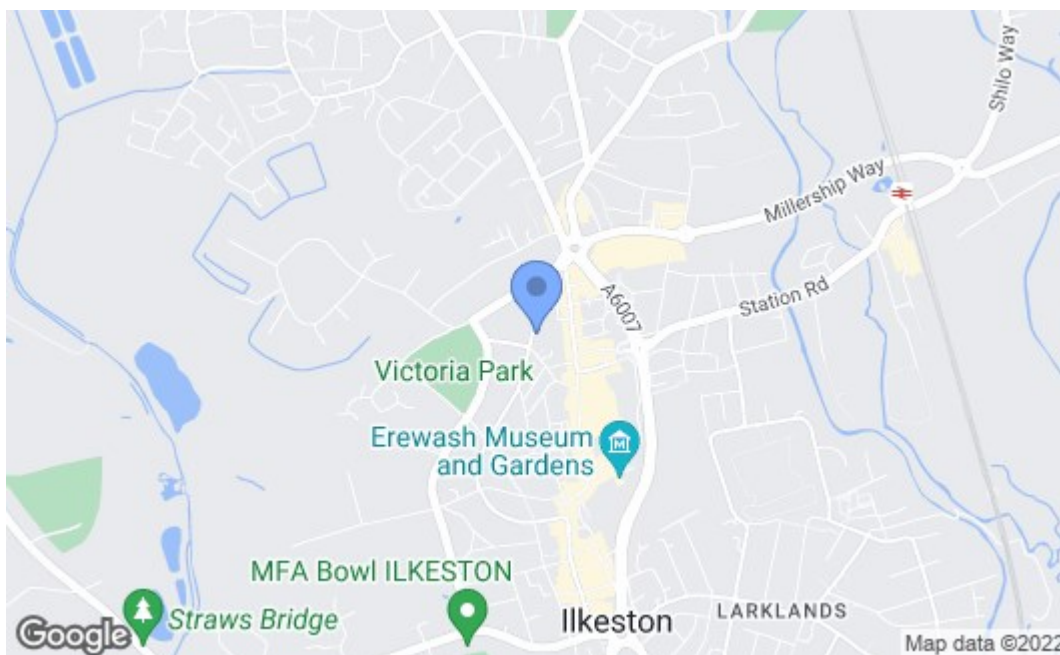
## REAR GARDEN

Enclose with fencing to the boundary line, cobbled brickwork pathway providing access to the rear pedestrian gate for bin access. The garden then benefits from planted flowerbeds housing a variety of mature bushes and shrubbery with paved pathways providing access to the rear of the garden.

## DIRECTIONAL NOTE

From the main Ilkeston roundabout, proceed as if heading in the direction of West Hallam along Derby Road before taking an eventual right hand turn at the traffic junction onto Oakwell Drive. Continue along taking a right turn at the next set of traffic lights reaching the "T" junction and then turn left onto Wamcliffe Road. Wamcliffe Road then in turn becomes Lord Haddon Road and the property can then be found on the right hand side. Ref. 7523NH





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.