



113 Nottingham Road
Ilkeston, DE7 5NN

£137,500 Freehold

A TRADITIONAL THREE BEDROOM SEMI
DETACHED HOUSE OFFERING A STYLISH
INTERIOR, READY FOR OCCUPATION



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Features of this property include a log burner to the living room, gas central heating served from a combination boiler with feature radiators throughout, UPVC double glazing and Victorian inspired bathroom with roll top bath and feature shower fittings.

Further features include an integral garage and enclosed rear gardens with patio and lawn. Conveniently situated close to the market town centre of Ilkeston, also on the doorstep is a regular bus service, Morrisons and walking distance of local schools.

This surprisingly spacious property comes to the market in ready to move into condition and an early internal viewing is recommended.



ENTRANCE HALL

Double glazed front entrance door, stairs to the first floor and door to lounge/dining room.

LOUNGE/DINING ROOM

15'8" x 11'11" (4.78 x 3.65)

Feature exposed brick chimney breast with inset cast iron log burner. The dining area has an under-stairs storage cupboard, feature radiator and double glazed French doors leading to the rear garden.

KITCHEN

14'1" x 7'6" (4.31 x 2.3)

Incorporating a range of Shaker style wall, base and drawer units with wood block work surfacing and inset 1½ composite sink unit with single drainer. Fitted gas/electric range style cooker with contemporary extractor hood over. Plumbing for washing machine, dishwasher and appliance space. Double glazed windows to rear.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM 1

15'4" x 10'2" (4.69 x 3.1)

Feature radiator, deep double glazed square bay window to the front.

BEDROOM 2

12'1" x 8'8" (3.7 x 2.66)

Hatch and ladder to mostly boarded loft with light. Feature radiator and double glazed window to the rear.

BEDROOM 3

8'1" x 5'1" (2.48 x 1.57)

Feature radiator and double glazed window to the front.

FAMILY BATHROOM

9'5" x 6'5" (2.88 x 1.98)

Incorporating a Victorian inspired three piece suite with pedestal wash hand basin, low flush w.c. and

free-standing roll top bath with claw feet, shower screen and feature mixer shower attachments with twin rose system. Fitted cupboard housing the gas boiler (for central heating and hot water,) heated towel rail and two double glazed windows.

GARAGE

15'3" x 10'0" (4.67 x 3.05)

We understand that this was previously the front reception room of the house and could be converted back if so desired (subject to the usual conditions and permissions etc.) Light, power and up and over door.

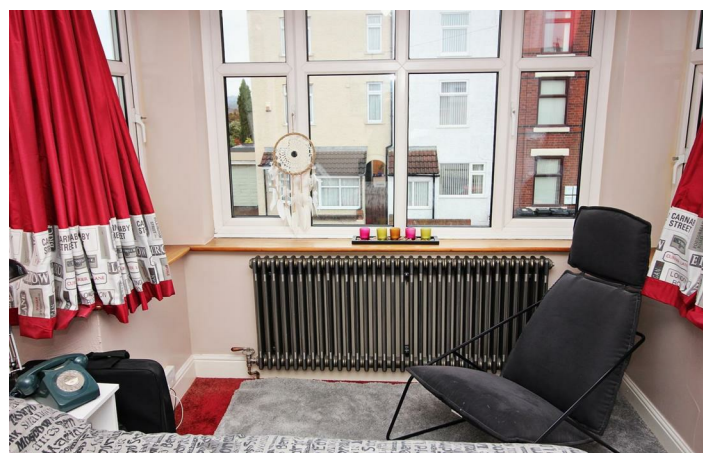
OUTSIDE

To the front is a small open forecourt with walled in gated access leading to side entrance door with further gate leading to the rear garden. The rear garden is enclosed with patio area and steps leading to lawn with retaining wall and garden shed.

DIRECTIONAL NOTE

From Nottingham, proceed towards Ilkeston on Nottingham Road. Follow the road along and shortly before the traffic island with Morrisons, the property can be found on the left hand side, identified by our For Sale Board.

Ref: 6071nh





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		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.