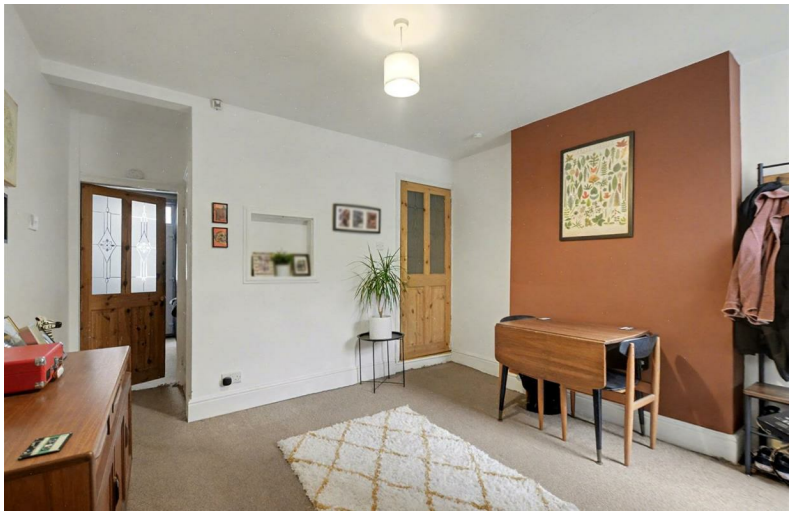
Robert Ellis

look no further. . .



Millfield Road
Ilkeston, Derbyshire DE7 5DJ

A TWO BEDROOM END TERRACED HOUSE.

£160,000 Freehold

0115 949 0044

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An instantly attractive bay fronted Victorian end terraced house.

Situated on this attractive tree-line road, this period property offers surprisingly spacious accommodation which offers a welcoming and contemporary feel internally. Benefitting from gas fired central heating served from a combination boiler, with some more recently replaced contemporary radiators, and there is a feature fireplace to the living room.

Further features of this property include double glazed windows throughout, a generous first floor bathroom and a larger than expected rear garden with expansive lawn.

Located in a popular residential suburb within walking distance of local amenities, including schools, bus routes and convenience stores, as well as being within easy reach of Ilkeston town centre, Morrisons, Tesco and the train station. For those looking to commute, good road networks linking Nottingham, Derby and Junction 24 of the M1 motorway are within easy reach.

This property is the epitome of a first time home and an early internal viewing comes highly recommended.

LIVING ROOM
12'0" x 11'4" increasing to 14'4" into bay (3.66 x 3.47 increasing to 4.39 into bay)
Feature fireplace with open fire, radiator, composite double glazed front entrance door, double glazed square bay window.

DINING ROOM
11'10" x 12'1" (3.61 x 3.70)
Radiator, double glazed window to the rear.

KITCHEN
13'0" x 6'7" (3.97 x 2.02)
Range of fitted wall, base and drawer units with work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Gas/electric cooker with extractor hood over. Plumbing and space for a washing machine and dishwasher. Further appliance space for fridge/freezer. Double glazed window, door to rear garden.

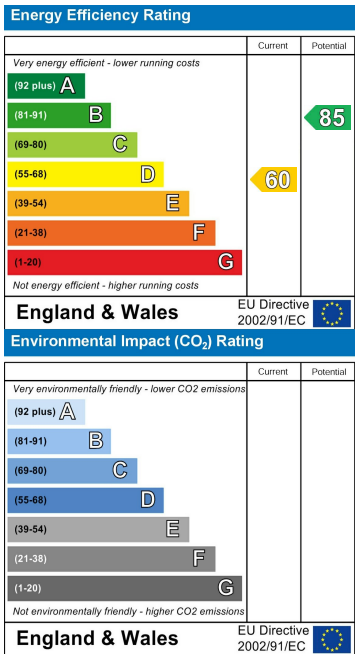
FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

BEDROOM ONE
11'11" x 11'3" (3.65 x 3.44)
Radiator, double glazed window to the front.

BEDROOM TWO
12'2" x 8'9" (3.71 x 2.67)
Overstairs store cupboard, radiator, double glazed window to the rear.

BATHROOM
13'1" x 6'7" (4 x 2.03)
Three piece suite comprising pedestal wash hand basin, low flush WC and bath with mixer shower attachment over. Wall mounted gas boiler (for central heating and hot water), radiator, double glazed windows to the rear.

OUTSIDE
To the front is a walled-in garden with steps leading to the front door. Pedestrian access to the side of the property with gate leading to the rear yard and garden. The main garden is lawned which is fenced and walled-in.



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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