



Albany Street  
Ilkeston, Derbyshire DE7 5AE

**£130,000 Freehold**

A THREE STOREY FOUR BEDROOM MID  
TERRACED HOUSE OFFERED FOR SALE  
WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS SPACIOUS THREE STOREY, FOUR BEDROOM MID TERRACED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

LOCAL HOUSING ALLOWING RATE FOR THIS PROPERTY IS £967PCM

With accommodation over three floors comprising living room, inner lobby with useful understairs storage space, kitchen, rear lobby and bathroom to the ground floor. The first floor landing then provides access to the first three bedrooms, a further turning staircase then rises to the top floor fourth bedroom.

The property also benefits from gas fired central heating from combination boiler, double glazing and enclosed garden space to the rear.

The property is situated within a short distance of the shops and services in Ilkeston town centre. There is also easy access to nearby schooling for a variety of ages, healthcare links and transport connects to and from the surrounding area, including bus services, road networks and Ilkeston train station which is situated only a short distance away.

We believe the property would make an ideal first time buy or young family home and therefore highly recommend an internal viewing.



## LIVING ROOM

12'2" x 10'11" (3.72 x 3.35)

uPVC panel and double glazed front entrance door, double glazed window to the front, radiator, laminate flooring, media points, boxed-in meter cupboard. Door to inner lobby.

## INNER LOBBY

3'1" x 2'7" (0.95 x 0.81)

Useful understairs storage space with lighting and shelving, tiled floor. Opening through to the kitchen.

## KITCHEN

11'6" x 10'10" (3.53 x 3.32)

The kitchen comprises a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with central mixer tap. Fitted double oven with hob, plumbing for washing machine and space for further under-counter kitchen appliance. Wall mounted gas fired combination boiler (for central heating and hot water purposes), double glazed window to the rear (with fitted blind), radiator, turning staircase rising to the first floor. Opening through to rear lobby.

## REAR LOBBY

5'5" x 3'5" (1.67 x 1.05)

Tiled floor (matching the kitchen), uPVC panel and double glazed door to outside, internal door to bathroom.

## BATHROOM

7'4" x 4'11" (2.26 x 1.51)

Three piece suite comprising bath with mixer tap and shower attachment, wash hand basin, low flush WC. Panelling to the walls, extractor fan, tiled floor, double glazed window to the side, chrome ladder towel radiator.

## FIRST FLOOR LANDING

Staircase rising to the top floor. Doors to three bedrooms.

## BEDROOM ONE

12'1" x 11'4" (3.70 x 3.46)

Double glazed window to the front, radiator, understairs storage cupboard.

## BEDROOM TWO

12'4" x 7'4" (3.77 x 2.24)

Double glazed window to the front, radiator.

## BEDROOM THREE

11'10" x 7'2" (3.63 x 2.20)

Double glazed window to the front, radiator. Useful overstairs fitted storage cupboard.

## TOP FLOOR BEDROOM

15'4" max x 11'3" max (4.68 max x 3.45 max)

Velux roof window to the rear, decorative wood spindle balustrade, radiator.

## OUTSIDE

To the front of the property there is pedestrian access via a shared entrance into the rear garden.

## TO THE REAR

The rear garden is enclosed by timber fencing to the boundary lines to a lawned and paved garden, pedestrian gate and entry leading back to the front.

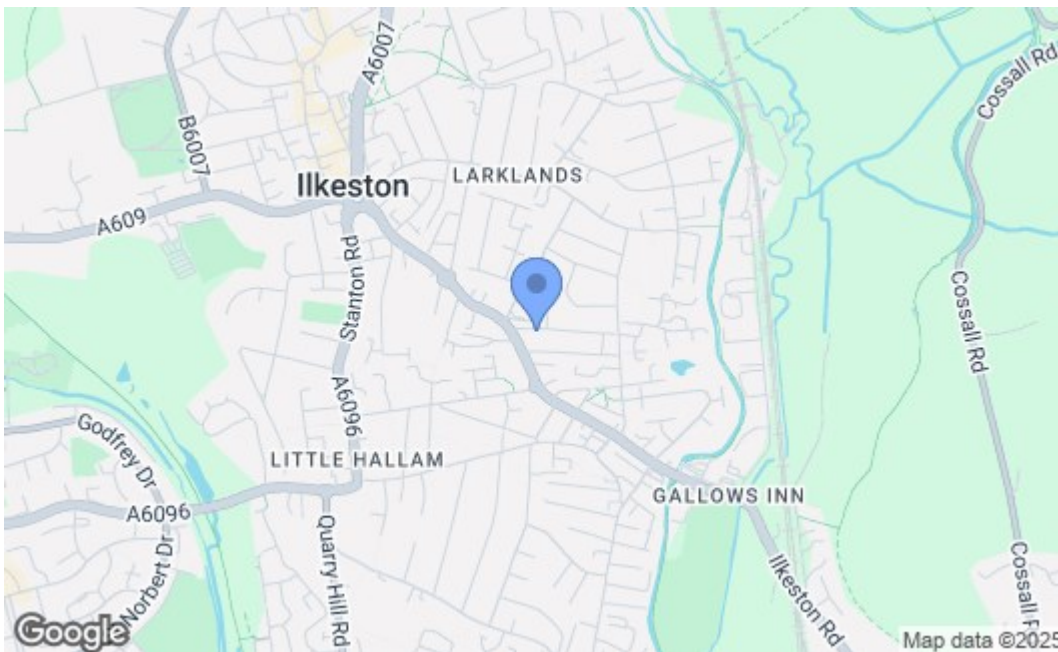
## DIRECTIONAL NOTE

From the main Ilkeston roundabout, proceed away from the town centre in the direction of Trowell, before taking a left hand turn onto Albany Street. The property can then be found on the right hand side, identified by our For Sale board.

## AGENTS NOTE

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(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.