Robert Ellis

look no further. . .

Malthouse Road
Ilkeston, Derbyshire DE7 4PX

A TWO DOUBLE BEDROOM SEMI DETACHED HOUSE.

£180,000 Freehold

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A two double bedroom semi detached house located on a generous corner plot in this popular and established residential location.

What sets this property apart from others of this type is the generous size plot on which it sits. This has enabled the owners to construct a useful sectional concrete storage garage to the side and the property benefits from off-street parking to the rear of the plot, as well as a good size garden.

Further features of this property include gas fired central heating served from a combination boiler, double glazed windows throughout and is ready to move into.

This relatively modern property is situated in a popular and established residential suburb, close to a local school, regular bus service, as well as within easy reach of the bustling market town of Ilkeston (which includes Tesco and Morrisons).

This property is ideal for first time buyers, as well as those looking to downsize and we recommend an early internal viewing.

ENTRANCE HALL
Double glazed front entrance door, stairs to the first floor. Door to lounge.

LOUNGE
16'9" x 11'10" reducing to 8'11" (5.11 x 3.62 reducing to 2.72)
Radiator, double glazed window to the front.

DINING KITCHEN
12'0" x 7'9" (3.66 x 2.38)
Incorporating a fitted range of wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine and dishwasher. Wall mounted gas combination boiler (for central heating and hot water). Double glazed window, French doors to the rear garden.

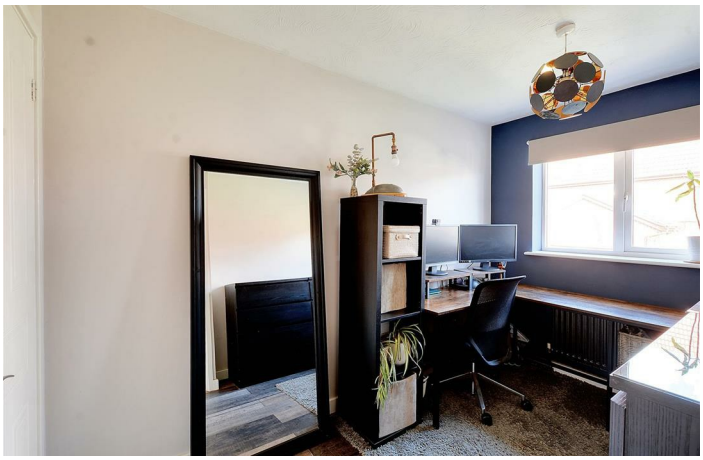
FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

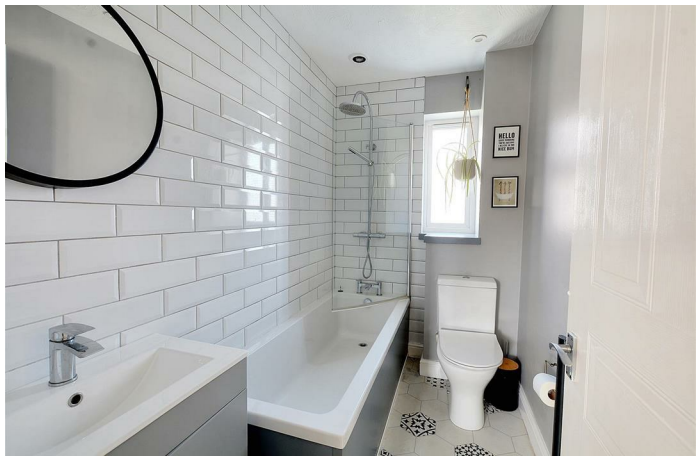
BEDROOM ONE
11'8" x 8'10" increasing to 9'10" (3.57 x 2.7 increasing to 3)
Radiator, fitted wardrobes, double glazed window to the front.

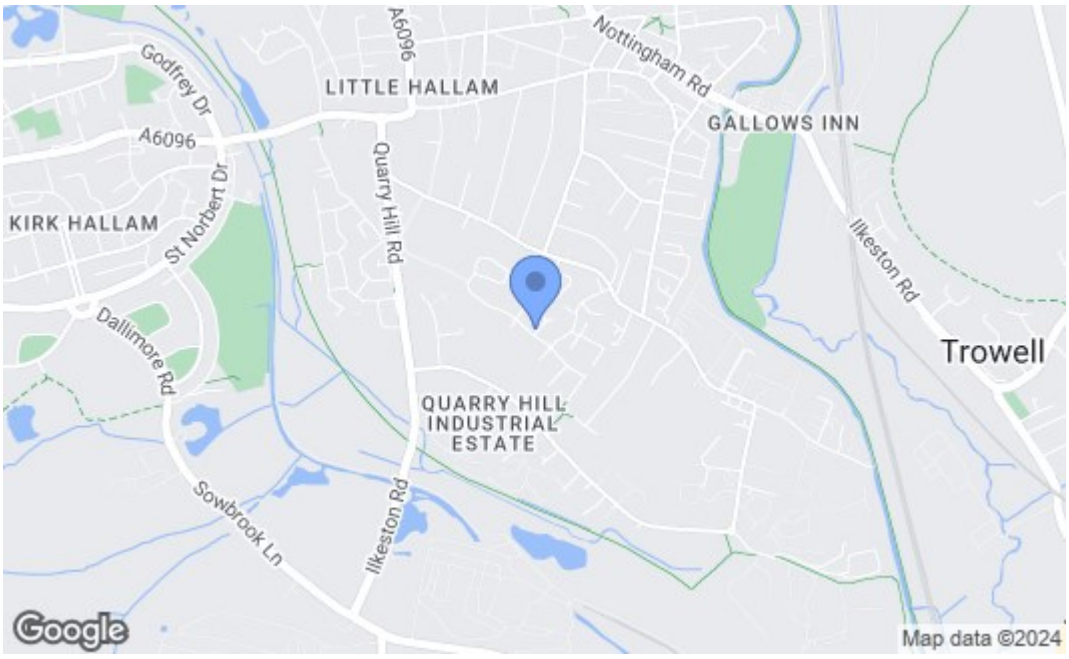
BEDROOM TWO
11'2" x 6'9" (3.41 x 2.08)
Radiator, double glazed window to the rear.

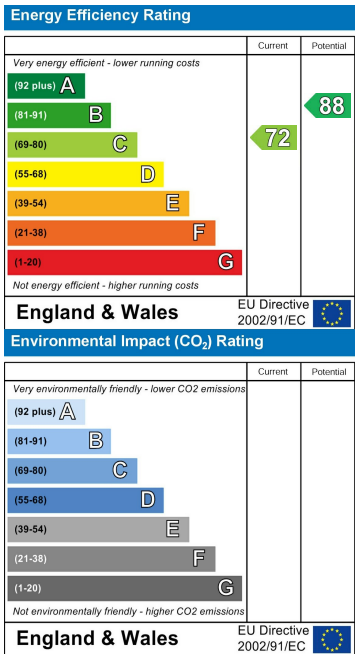
BATHROOM
7'10" x 4'9" (2.40 x 1.47)
Incorporating a modern contemporary three piece suite comprising wash hand basin with vanity unit, low flush WC, bath with twin rose thermostatic controlled shower over. Partially tiled walls, radiator, double glazed window.

OUTSIDE
The property is situated on a corner plot with open plan frontage finished with paving and gravel beds. To the side of the property there is a hard standing area where a sectional concrete storage garage is sited. To the rear, the garden is enclosed with patio and lawn. There is off-street parking for two vehicles in tandem located at the foot of the plot, accessed from the neighbouring street, Butts Close.









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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