Robert Ellis

look no further. . .

A TWO BEDROOM TERRACED HOUSE.

Bright Street
Ilkeston, Derbyshire DE7 8NH

Offers Over £150,000 Freehold

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A surprisingly spacious two double bedroom period terraced house which is offered for sale in a ready to move into condition after being fully refurbished. NO UPWARD CHAIN.

Offering a show home condition internally with many of the walls re-plastered and all walls and ceilings painted, with new floor coverings throughout. Features include an open plan living dining area, a brand new fully fitted breakfast kitchen with built-in oven and hob.

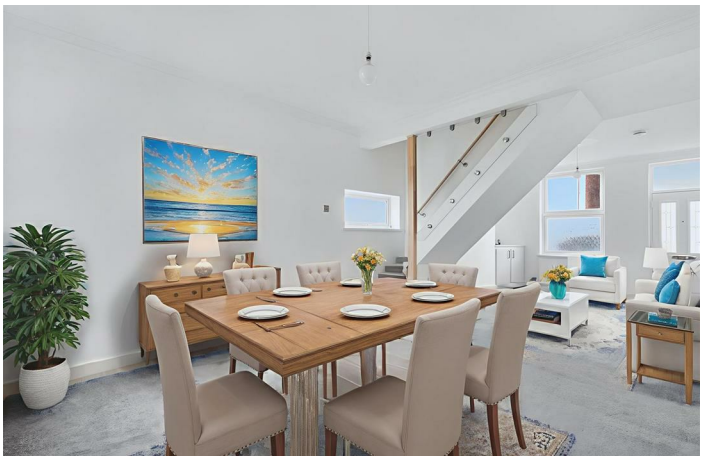
Rising to the first floor, the landing provides access to two generous double bedrooms and a fantastic newly fitted four piece family bathroom.

Further features include brand new uPVC double glazed windows and composite front entrance door to the front elevation. The existing double glazed windows to the side and rear elevations. The property is centrally heated with a combination boiler.

What cannot be appreciated from the road is the generous rear gardens the property enjoys which are tiered over four levels including two patio areas and a lawn.

Situated in this quiet residential street within walking distance of local schools and amenities, as well as easy of access to the bustling market town of Ilkeston. Ilkeston benefits from its own train station, as well as supermarkets including Tesco, Morrisons and Aldi.

This property will make a fantastic first home, as well as being great for young families. An internal viewing is recommended.



THROUGH LOUNGE DINER
27'6" x 12'5" (8.4 x 3.8)
A spacious, light and airy reception room with a central staircase with feature glass and wood trimmed balustrade, three radiators, meter cupboard, new uPVC double glazed window and composite front entrance door. Double glazed window to the rear and oak internal door leading to breakfast kitchen.

BREAKFAST KITCHEN
18'1" x 6'10" (5.52 x 2.10)
Incorporating a range of newly fitted wall, base and drawers units, with square edge low profile worktops and inset one and a half bowl sink unit with single drainer and tap with rinse function. Built-in electric oven, hob and extractor hood over. Plumbing and space for washing machine, further under-counter space, wall mounted gas boiler (for central heating and hot water). Radiator, double glazed windows and door to rear garden.

FIRST FLOOR LANDING
Hatch and ladder to partially boarded loft.

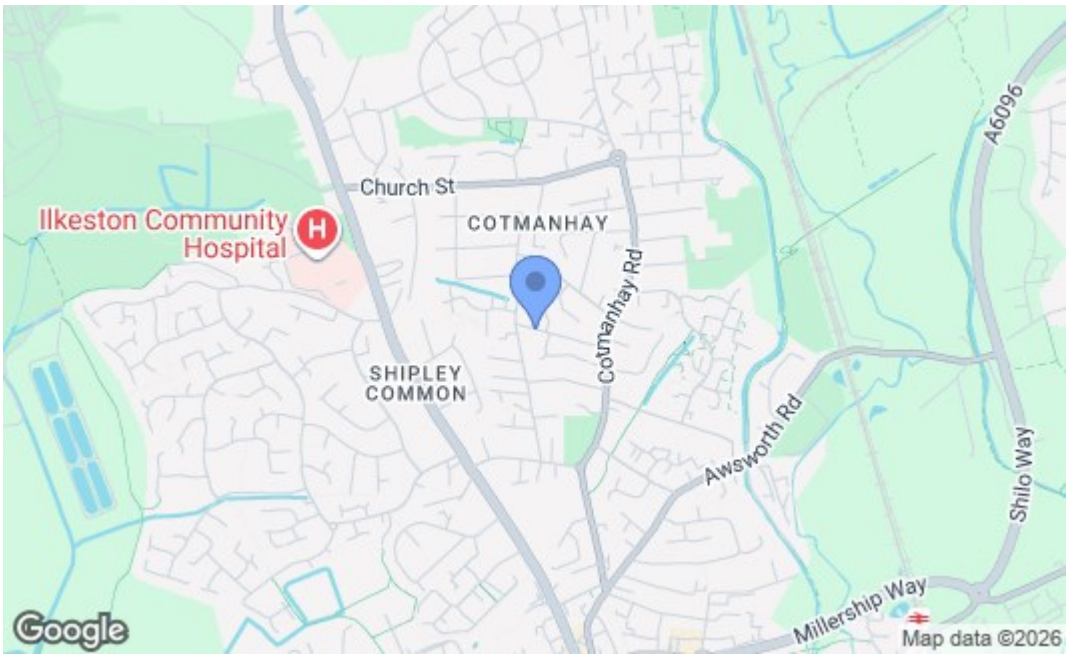
BEDROOM ONE
11'3" x 12'3" (3.44 x 3.74)
Overstairs store closet, radiator, double glazed window to the front.

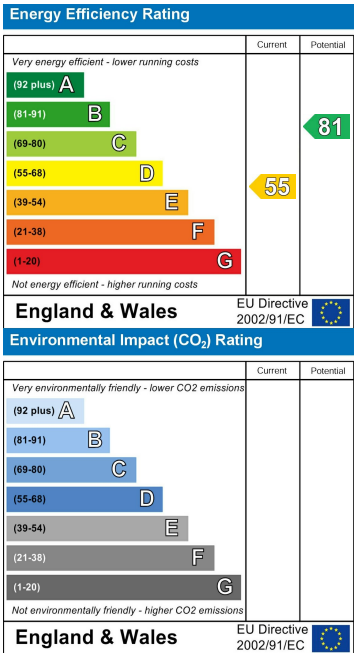
BEDROOM TWO
12'0" x 8'9" (3.68 x 2.68)
Radiator, double glazed window to the rear.

BATHROOM
9'9" x 6'9" (2.98 x 2.06)
Incorporating a newly fitted stylish four piece suite comprising wash hand basin with vanity unit and low flush WC with concealed cistern, twin end bathtub with central mixer taps, walk-in shower enclosure with twin rose thermostatically controlled shower system. Towel rail, full height composite splashbacks, double glazed window.

OUTSIDE
To the front, the property has an enclosed garden with garden wall finished with wrought iron railings with wrought iron gate leading to the front door. Further wrought iron pedestrian gate to the side of the house leading to a shared passageway giving access to the rear garden and neighbouring garden. The rear garden is a generous size and terraced with a yard area beyond the rear door, flowerbed, two steps leading to a generous paved terraced patio covered area (great for BBQing and alfresco dining). There is a fence and gate leading to a lower tiered patio area and steps leading to the lower garden which is finished to lawn flanked with beds.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.





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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