



**Albert Street
Ilkeston, Derbyshire DE7 5GS**

£130,000 Freehold

0115 949 0044



/robertellisestateagent



@robertellisea



A period two double bedroom mid terraced house offered for sale in a ready to move into condition.

This property has recently been decorated with new floor covings throughout, has the benefit of double glazed windows and a modern combination condensing gas boiler. Forming an attractive runs or Victorian terraced house situated on a residential street within walking distance of the market town centre of Ilkeston which has a wide variety of shops, facilities and good transport links.

The property enjoys a block paved courtyard style rear garden. There is residents permit parking available (subject to application) on the street.

The property will suit a variety of buyers including those looking to make their first steps onto the property ladder, looking to downsize or possibly a long term buy to let opportunity.

Viewing is recommended.



LIVING ROOM

12'0" x 11'11" (3.66 x 3.65)

Double glazed window and door to the front.

DINING ROOM

13'1" x 12'0" (4 x 3.66)

Open lobby with access to understairs store cupboard.

Radiator, door to stairs to first floor, fitted cabinet, double glazed window to the rear.

KITCHEN

11'8" x 5'10" (3.57 x 1.80)

Range of modern fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over.

Radiator, double glazed window and door to the rear.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

12'2" x 12'0" (3.72 x 3.67)

Radiator, ornate cast iron fireplace, double glazed window to the front.

BEDROOM TWO

13'0" x 8'10" (3.97 x 2.71)

Ornate cast iron fireplace, radiator, double glazed windows to the rear.

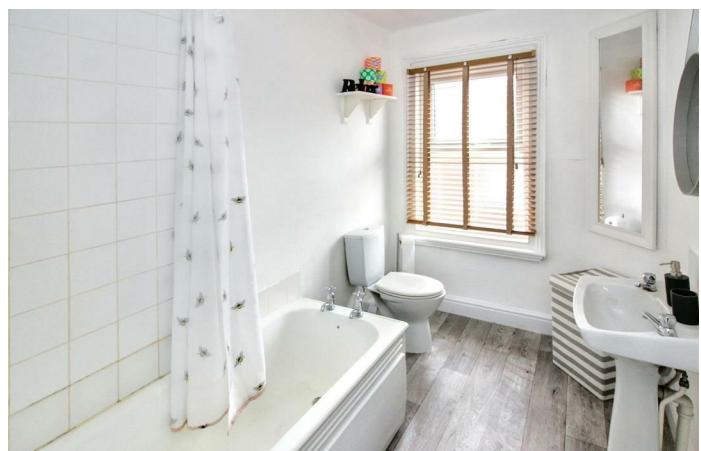
BATHROOM

11'9" x 5'11" (3.6 x 1.82)

Three piece suite comprising pedestal wash hand basin, low flush WC, bath with thermostatically controlled shower over. Radiator, cupboard housing Worcester gas fired condensing combination boiler. Double glazed window to the rear.

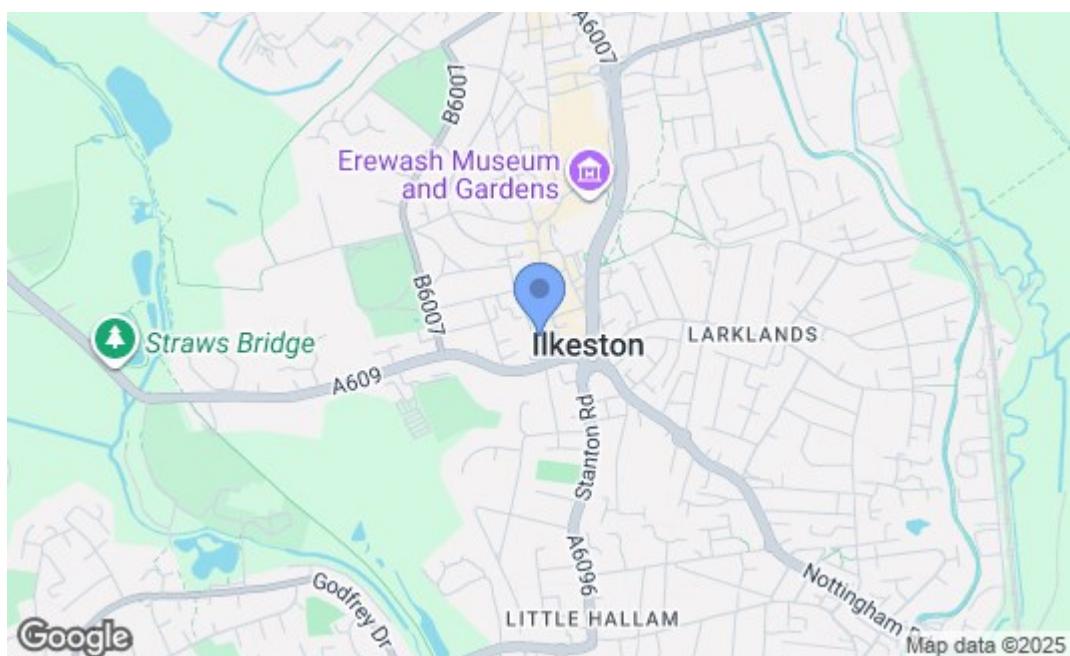
OUTSIDE

To the front, there is a small walled in garden. To the rear, the garden is enclosed, finished with paved slabs and block paved courtyard area. There is a pedestrian gate at the foot of the plot which leads to the front of the terrace.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. This plan is for sales purposes only and should not be relied upon by a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.
Made with Metropix ©2025



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, fixture or fitting has been tested.