Robert Ellis

look no further. . .

Malthouse Road
Ilkeston, Derbyshire DE7 4PA

A MODERN TWO BEDROOM MID TOWN HOUSE.

Offers Over £155,000 Freehold

A modern two double bedroom mid town house located in this popular and now established residential suburb.

Built in 2005, this property has been newly decorated and comes to the market with NO UPWARD CHAIN with the benefit of gas fired central heating and double glazing. In our opinion, this property will make a fantastic first home.

With the benefit of off-street parking for two vehicles in tandem to the front, the property also enjoys a rear garden with patio and lawn. Nestled within this popular residential suburb on the outskirts of Ilkeston, within easy reach of the town centre offering a wealth of local and national retailers including a range of supermarkets, schools and leisure facilities also within easy reach. For those who enjoy the outdoors, open countryside is within walking distance/short drive from the property, as are good road networks for those looking to commute.

As well as being ideal for first time buyers, this property is also suitable for downsizing. An internal viewing is recommended.

ENTRANCE HALL
Front entrance door, stairs to the first floor.

CLOAKS/WC
Housing a two piece suite comprising wash hand basin and low flush WC. Radiator, double glazed window.

KITCHEN
10'4" x 5'9" (3.15 x 1.77)
Range of 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. Plumbing and space for washing machine, appliance space. Wall mounted gas combination boiler for central heating and hot water (installed October 2022), double glazed window to the front.

LIVING ROOM
13'5" x 12'10" (4.10 x 3.92)
Radiator, double glazed window, French doors opening to the rear garden.

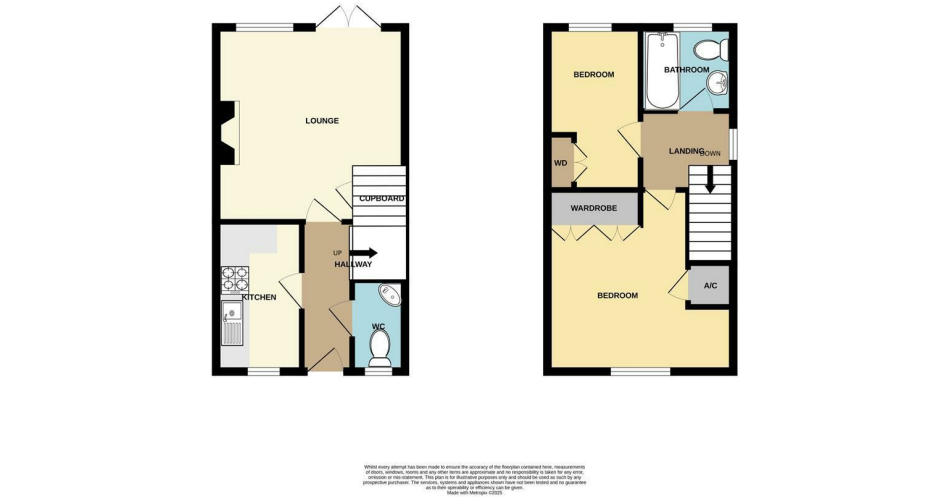
FIRST FLOOR LANDING
Doors to bedroom and bathroom.

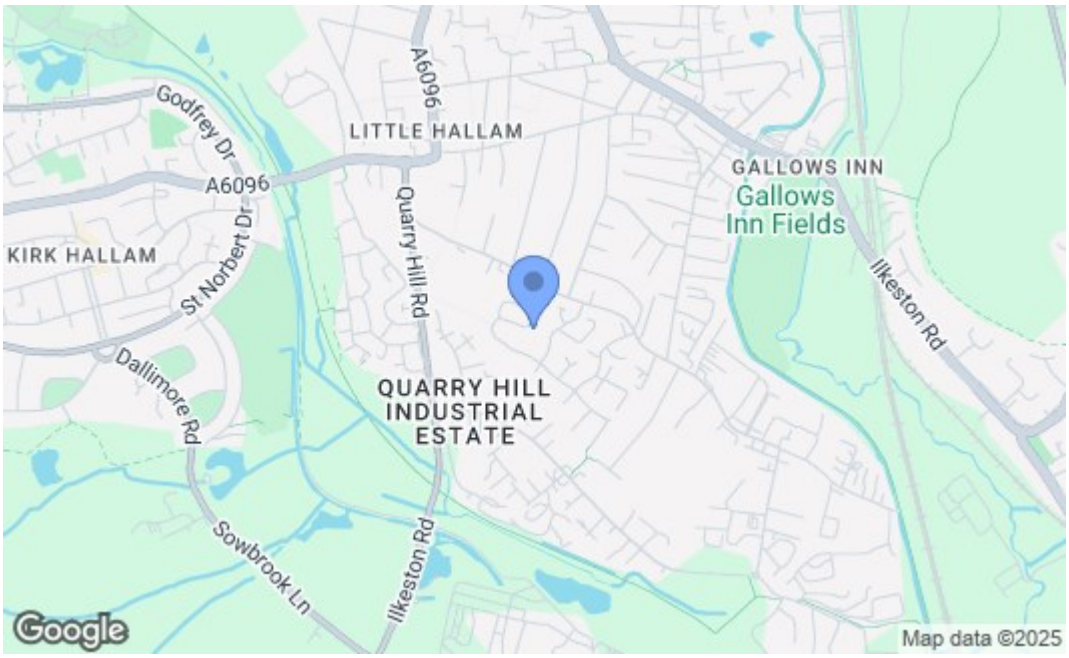
BEDROOM ONE
12'10" reducing to 9'3" x 12'3" (3.92 reducing to 2.84 x 3.75)
Fitted overstairs store cupboard, radiator, double glazed window to the front.

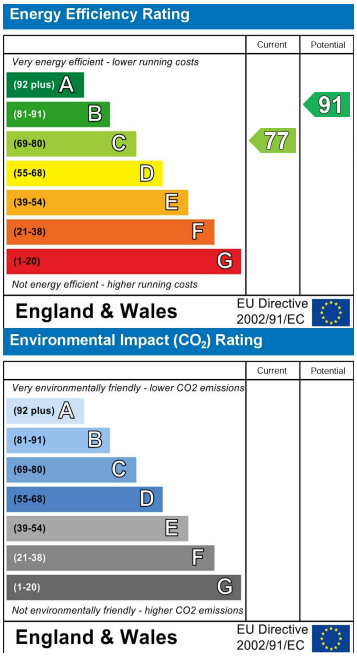
BEDROOM TWO
11'3" x 6'2" (3.45 x 1.90)
Radiator, double glazed window to the rear.

BATHROOM
Three piece suite comprising wash hand basin, low flush WC and bath with thermostatically controlled shower over. Radiator, double glazed window.

OUTSIDE
The property is set back from the road with a driveway providing off-street parking for up to two vehicles in tandem. There is a small open plan front garden and a useful waist-height brick built store cupboard. To the rear, the garden is fenced and enclosed with patio and lawn.







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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