



Factory Lane
Ilkeston, Derbyshire DE7 8HQ

£150,000 Freehold

A THREE BEDROOM BAY FRONTED SEMI
DETACHED HOUSE OFFERED FOR SALE
WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET FOR THE FIRST TIME IN APPROXIMATELY 45 YEARS THIS THREE BEDROOM BAY FRONTED SEMI DETACHED HOUSE SITUATED WITHIN WALKING DISTANCE OF CENTRAL ILKESTON.

With traditional accommodation over two floors, the ground floor comprises entrance porch to entrance hall, bay fronted living room, full width dining kitchen, rear lobby, boiler house and WC. The first floor landing then provides access to three bedrooms and a shower room.

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

The property sits favourably within walking distance of central Ilkeston and all the shops, services and amenities nearby. There is also easy access to good transport links, including Ilkeston train station and ample open countryside, including the nearby Shipley Country Park.

Although in places the property requires a degree of modernisation, we believe the property would make an ideal first time buy or young family home and highly recommend an internal viewing.



ENTRANCE PORCH

uPVC panel and double glazed front entrance door set within a decorative archway with double glazed windows surrounding the door, tiled floor, exposed brickwork, further panel and glazed door to the entrance hall.

ENTRANCE HALL

10'10" x 5'11" (3.31 x 1.81)

Staircase rising to the first floor, radiator, coving. Doors to lounge and kitchen.

LOUNGE

11'11" x 10'4" (3.64 x 3.17)

Double glazed bay window to the front, radiator, central chimney breast with decorative brick and tile fireplace, meter cupboard, media point, picture rail.

OPEN PLAN DINING KITCHEN

16'9" x 10'10" (5.13 x 3.31)

The kitchen comprises a matching range of fitted base and wall storage cupboards with marble effect roll top work surfaces incorporating one and a half bowl sink unit with draining board and central mixer tap. Decorative tile splashbacks, integrated fridge, fitted oven with hob over and extractor above, matching fitted dresser with glass fronted crockery cupboards, storage cupboards and drawers, full width Cornish slate and brick fireplace, double glazed windows to the side and rear (the side with fitted roller blind), radiator, useful understairs storage pantry with shelving. Decorative coving, picture rail. Door to rear lobby.

REAR LOBBY

6'1" x 4'2" (1.87 x 1.29)

Double glazed windows to the side and rear (two of which with fitted roller blinds), panel and glazed door to outside, tiled walls, radiator. Doors to boiler house and WC.

BOILER HOUSE

Housing the 'Baxi' gas fired central heating combination boiler (for central heating and hot water purposes), plumbing for the washing machine with power and lighting.

GROUND FLOOR WC

4'4" x 2'8" (1.34 x 0.83)

Housing the low flush WC with double glazed window to the rear and mains lighting point.

FIRST FLOOR LANDING

Doors to all bedrooms and shower room, double glazed window to the side, decorative coving.

BEDROOM ONE

11'4" x 11'0" (3.47 x 3.36)

Double glazed window to the rear (overlooking the rear garden), radiator, picture rail.

BEDROOM TWO

10'9" x 8'5" (3.30 x 2.59)

Double glazed window to the front, radiator, picture rail, two double fitted wardrobes with matching overhead storage cupboards.

BEDROOM THREE

6'8" x 6'0" (2.04 x 1.84)

Double glazed window to the front, radiator. Loft access point to an insulated loft space.

SHOWER ROOM

5'9" x 5'4" (1.77 x 1.63)

Three piece suite comprising shower cubicle with mains shower and glass sliding shower screen and door, low flush WC, wash hand basin. Wall tiling, decorative coving, radiator, double glazed window to the rear (with fitted roller blind), useful bathroom storage cupboards.

OUTSIDE

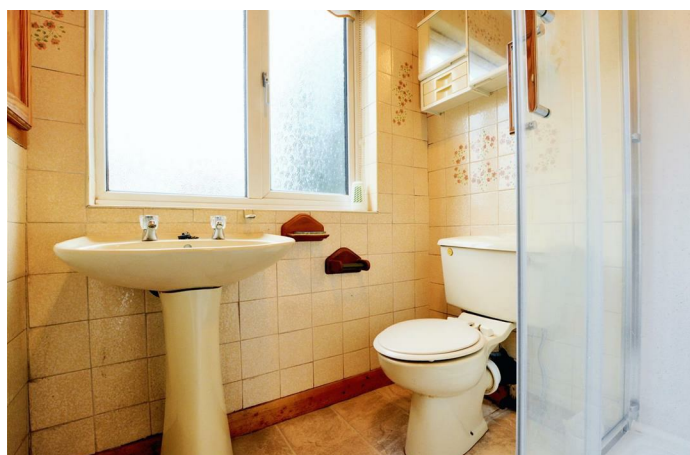
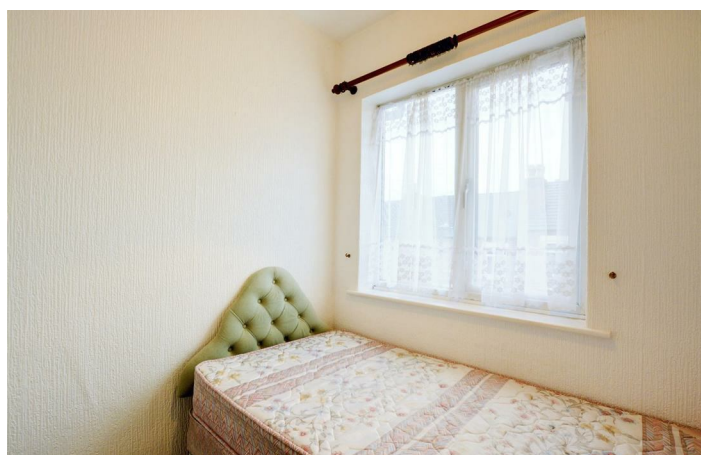
To the front of the property there is a picket style fence to the boundary line, front garden lawn, planted borders housing a variety of bushes and shrubbery. Pedestrian gated entrance and pathway providing access to the front entrance door and further side access gate leading through to the rear garden.

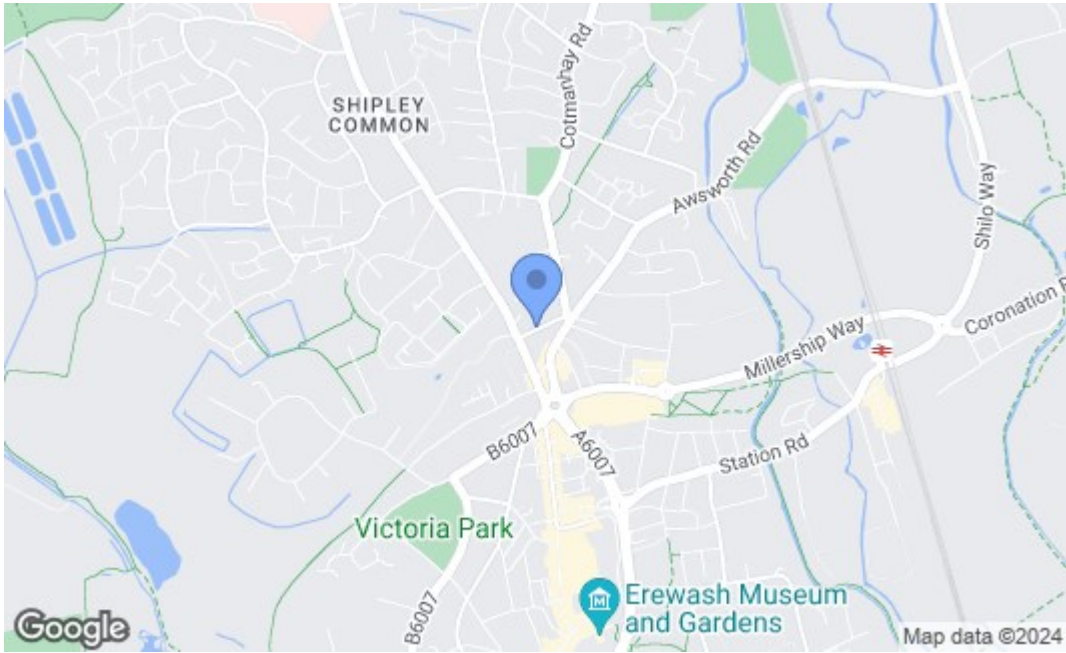
TO THE REAR

Along the pathway to the front there is an outside water tap and lighting point. The path then opens out into the rear garden where there is an initial paved patio, seating area with stepped access then leading up to the main part of the garden which is lawned with planted borders housing a variety of well stocked bushes, shrubs and plants. There is a pathway which provides access to the foot of the plot where a timber storage shed can be found. Within the garden there is also a useful brick garden store.

DIRECTIONAL NOTE

From central Ilkeston, proceed from the mini roundabout heading in the direction of Shipley and take a right hand turn onto Factory Lane. The property can then be found on the left hand side, identified by our For Sale board. Ref: 8286NH





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales 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.