Robert Ellis

look no further. . .

Millersdale Avenue
Ilkeston, Derbyshire DE7 8SD

A THREE BEDROOM BAY FRONTED SEMI DETACHED HOUSE POSITIONED ON A GENEROUS CORNER PLOT.

£163,000 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS THREE BEDROOM BAY FRONTED SEMI DETACHED HOUSE POSITIONED ON THIS GENEROUS OVERALL CORNER PLOT WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, living room, dining room and kitchen. The first floor landing provides access to three bedrooms and a bathroom suite.

The property also benefits from gas fired central heating, double glazing, provision for off-street parking (currently no lowered kerb) and a generous garden space to the rear.

As previously mentioned, the property is located in this popular and established residential location, within close proximity of nearby amenities, transport links and open countryside.

We believe the property would make an ideal first time buy or young family home. We highly recommend an internal viewing.

ENTRANCE HALL
15'4" x 6'1" (4.68 x 1.86)
uPVC panel and double glazed front entrance door, double glazed window to the side (with fitted blinds), radiator, media points. Doors to living room, dining room and kitchen. Useful understairs storage space.

LIVING ROOM
16'0" x 11'6" (4.88 x 3.52)
Double glazed bay window to the front (with fitted blinds), radiator, media points.

DINING ROOM
12'0" x 11'8" (3.66 x 3.56)
uPVC double glazed French doors opening out to the rear garden with uPVC double glazed windows to either side of the door, radiator, laminate flooring, wall mounted three bar gas fire which also houses the back boiler. Wall mounted programable thermostat.

KITCHEN
8'9" x 7'5" (2.67 x 2.27)
Equipped with a contrasting range of fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and draining board with tiled splashbacks, tiled floor. Space for cooker and plumbing for washing machine. Double glazed windows to the side and rear, uPVC side exit door to outside, concertina folding door providing access to the understairs pantry which also has a double glazed window to the side, tiled floor, space for fridge/freezer, power and lighting.

FIRST FLOOR LANDING
Double glazed window to the side (with fitted blinds), loft access to an insulated loft space, useful storage cupboards. Doors to all bedrooms and bathroom.

BEDROOM ONE
12'8" x 12'2" (3.88 x 3.71)
Double glazed window to the front (with fitted blinds), radiator, fitted double wardrobe.

BEDROOM TWO
11'9" x 9'5" (3.60 x 2.89)
Double glazed window to the rear overlooking the rear garden (with fitted blinds), radiator, fitted double wardrobe doubling up as the airing cupboard.

BEDROOM THREE
9'3" x 7'7" (2.82 x 2.33)
Double glazed window to the front (with fitted blinds), radiator.

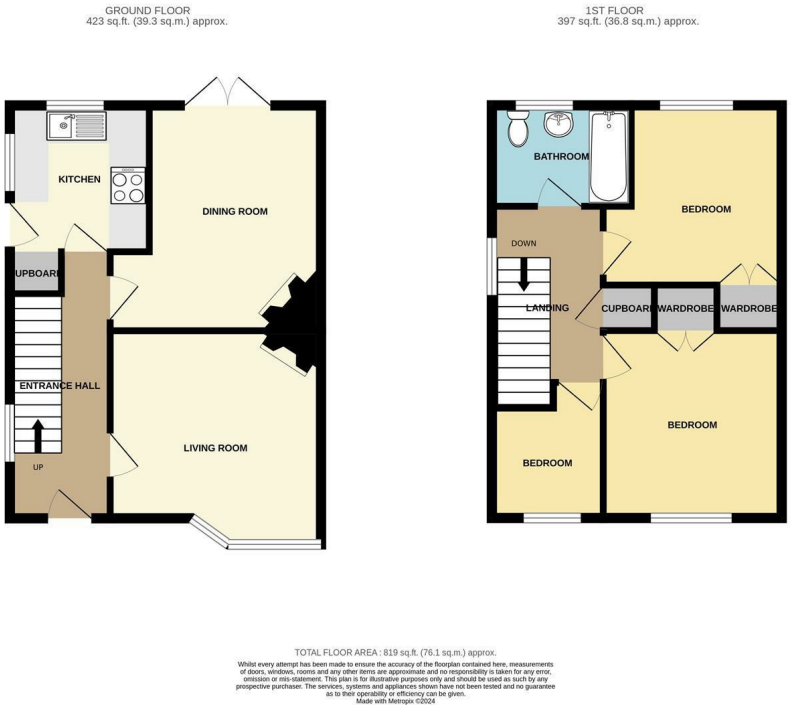
BATHROOM
7'0" x 5'5" (2.14 x 1.67)
Three piece suite comprising panel bath with glass shower screen and electric shower over, wash hand basin with mixer tap, push flush WC. Fully tiled walls and floor, double glazed window to the rear, radiator.

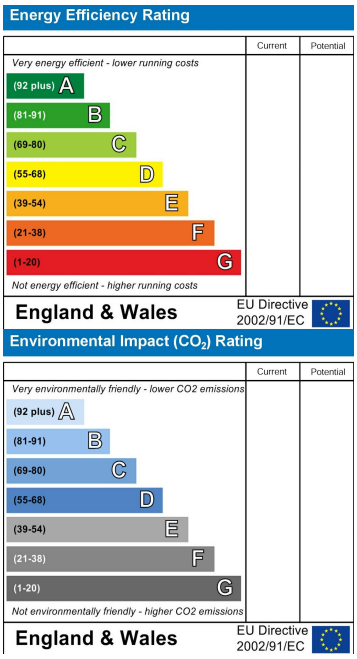
OUTSIDE
To the front of the property, there is provision for a driveway (subject to the lowering of the kerb), pathway providing access to the front entrance door, partially enclosed fenced-in front garden to a predominantly gravel, low maintenance garden housing a variety of bushes and shrubbery. Leading down the left hand side of the property, there is pedestrian access leading into the side and rear gardens. Within the side garden, there is access to three brick outbuildings the space then opens out into the rear garden. The rear garden is of a good overall proportion and enclosed by timber fencing with concrete posts and gravel boards to the boundary line and is split into various sections with an initial paved patio seating area (ideal for entertaining), this then leads onto the first part of the garden which has a shaped lawn and flowerbeds. Beyond this is the main part of the garden which is also predominantly lawned with flowerbeds to either side of the lawn housing a variety of bushes and shrubbery. To the foot of the plot, there is a further patio seating area.

Material Information
Electricity – Mains supply
Water – Mains supply
Heating – Gas central heating - combination boiler
Septic Tank – No
Broadband – Available
Sewage – Mains supply
Flood Risk : Rivers & the Sea - Very Low Risk, Surface Water - Very Low Risk
Flood Defences – No
Non-Standard Construction – Not applicable
Any Legal Restrictions – None that the Vendor is aware of
Other Material Issues – None that the Vendor is aware of

Directions
Leave Stapleford and proceed through Trowell to Ilkeston and continue through Ilkeston towards Shipley. After leaving the Tesco/Aldi roundabout in Ilkeson proceed along Heanor Road and take an eventual right hand turn on to Church Street. Turn left on to Coppice Avenue and take a right on to Langley Avenue. Take a left turn at the junction on to Beuvale Drive and then take a right on to Millersdale Avenue. The property can then be found on the left hand side identidied by our FOR SALE board.

REF: 8737NH





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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