

Millersdale Avenue  
Ilkeston, Derbyshire DE7 8SD

**£163,000 Freehold**

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



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 programmable 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

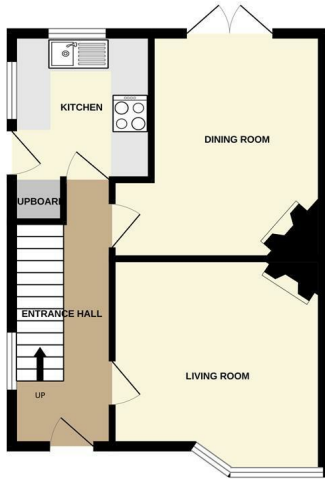
## Directions

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 Beuvalle Drive and then take a right on to Millersdale Avenue. The property can then be found on the left hand side identified by our FOR SALE board.

REF: 8737NH



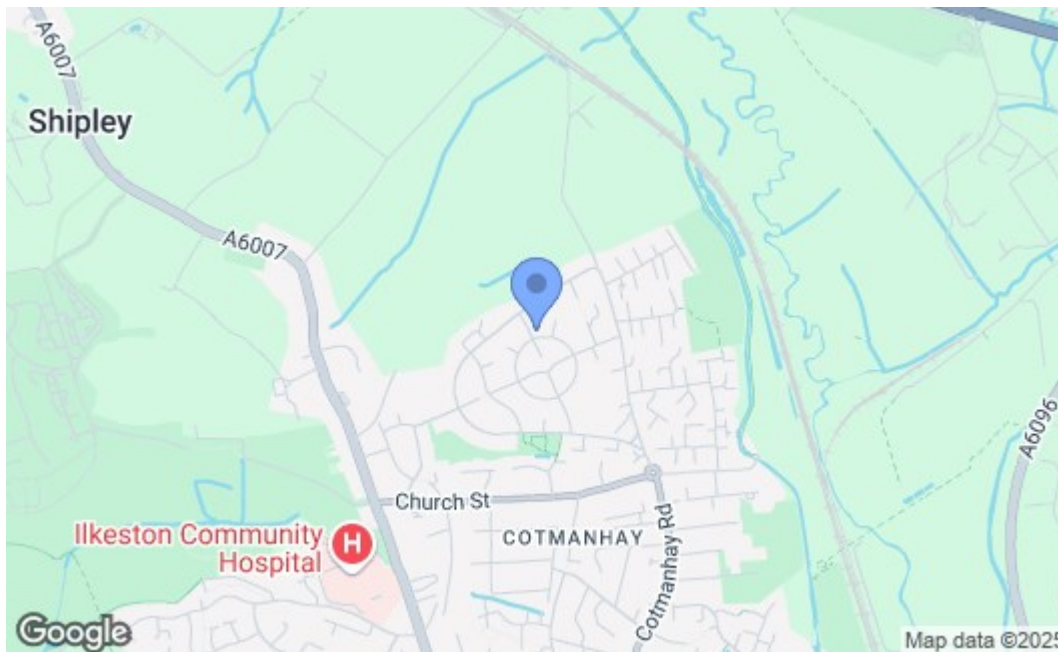
GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 819 sq.ft. (76.1 sq.m.) approx.  
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 mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 02024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.