



**The Triangle**  
Ilkeston, Derbyshire DE7 4AP

**£150,000 Freehold**

A TWO DOUBLE BEDROOM END  
TERRACED HOUSE WITH PARKING TO  
THE REAR.



A surprisingly spacious two double bedroom end terraced house with the benefit of off-street parking to the rear.

Offering a modern and contemporary feel internally, this traditional house benefits from gas fired central heating served from a combination boiler and has two reception rooms, the dining room partially open to the modern fitted kitchen.

What cannot be appreciated from the front is that the property has a larger than expected rear garden with patio and lawn. There is also a useful attached utility/laundry room. Beyond the back gate is designated off-street parking for a car which is accessed from a service road.

Situated in this popular residential suburb close to local amenities, shops and a regular bus service. There are good road networks to the nearby cities of Nottingham and Derby.

This property will make a fantastic first home and an early internal viewing comes highly recommended.



## LIVING ROOM

11'5" x 11'2" (3.50 x 3.42)

Alcove with downlights, radiator, double glazed window and door to the front.

## DINING ROOM

12'2" x 11'6" (3.71 x 3.53)

Understairs store cupboard, radiator, door to staircase leading to the first floor, double glazed window to the rear, open to the kitchen.

## KITCHEN

10'10" x 6'1" (3.31 x 1.87)

Incorporating a modern 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. Wall mounted gas combination boiler (for central heating and hot water). Double glazed window and door to the rear.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

11'7" x 11'2" (3.55 x 3.41)

Radiator, double glazed window to the front.

## BEDROOM TWO

12'2" x 8'7" (3.71 x 2.63)

Overstairs store cupboard, radiator, double glazed window to the rear.

## BATHROOM

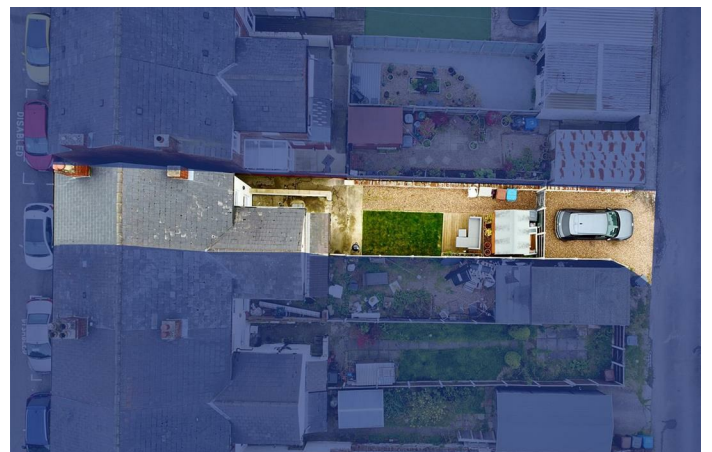
11'3" x 6'2" (3.45 x 1.90)

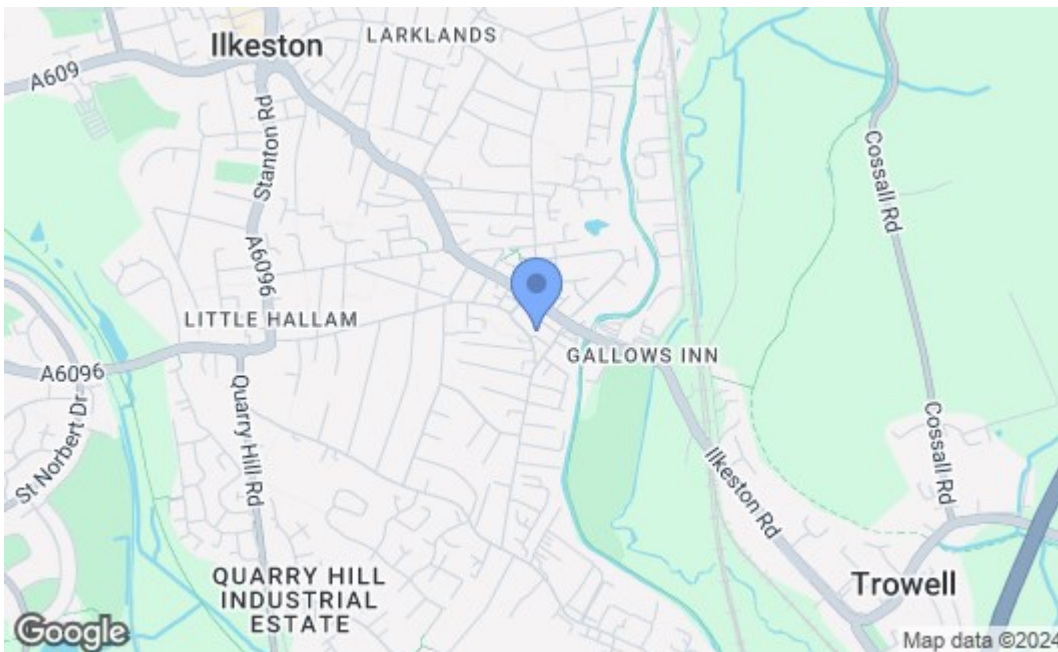
Modern three piece suite comprising wash hand basin, low flush WC, bath with shower and screen over. Heated towel rail, double glazed window.

## OUTSIDE

The property fronts the pavement and has an enclosed, particularly good size rear garden with patio, lawn and gravel pathway and further gravel area at the foot of the plot. Attached to the property is a brick and rendered outbuilding which is currently used as a utility closet with plumbing for washing machine. There is a fence and

pedestrian gate at the foot of the plot which leads to a rear service road. The property benefits from off-street parking for one car.





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