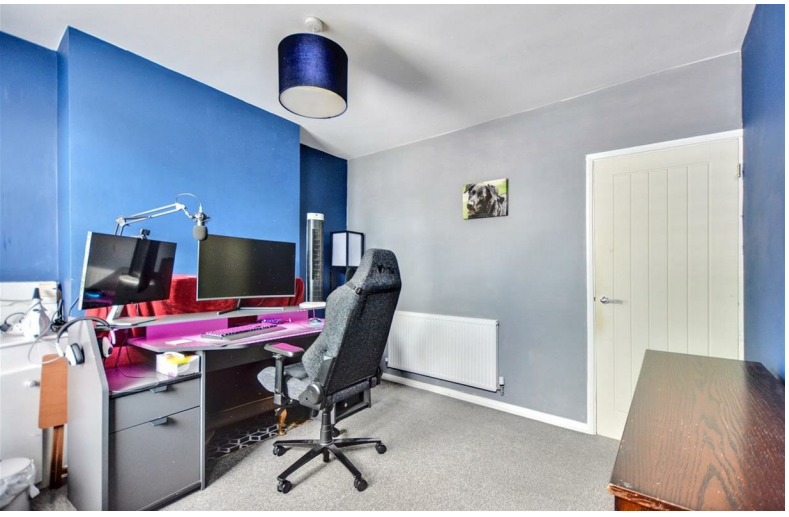
Robert Ellis

look no further. . .



Buller Street
Ilkeston, Derbyshire DE7 5AZ

A TWO BEDROOM MID TERRACED HOUSE.

£140,000 Freehold

0115 949 0044

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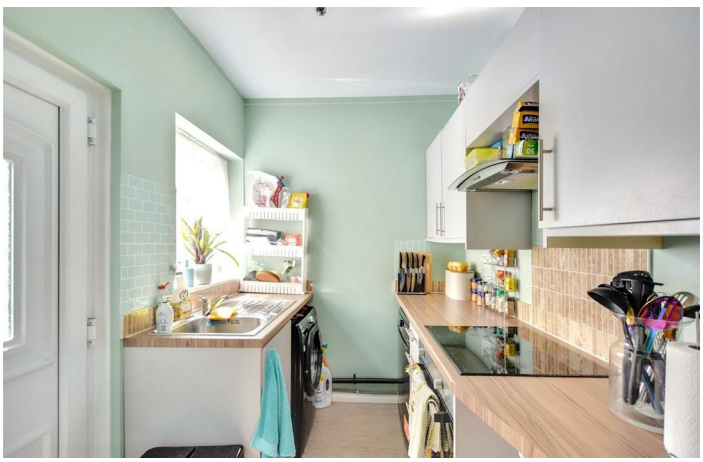
A traditional two double bedroom mid terraced house.

Situated on this small residential street, opposite an open green space with unrestricted on-street parking to the front. Conveniently situated close to local amenities and the market town centre of Ilkeston.

The property benefits from central heating and double glazing, with surprisingly spacious accommodation comprising lounge, separate dining room and fitted kitchen to the ground floor. The first floor provides access to two double bedrooms and bathroom/WC.

The property fronts the pavement and has an enclosed rear yard and garden area.

This property would make a fantastic first home, as well as a great long term buy to let investment. An internal viewing is highly recommended.



LOUNGE
11'2" x 11'1" (3.41 x 3.40)
Period style fireplace, radiator, composite double glazed front entrance door (replaced in 2021), double glazed window to the front (replaced in 2021).

DINING ROOM
11'11" x 11'3" (3.65 x 3.43)
Understairs store cupboard, radiator, double glazed window to the rear.

KITCHEN
7'10" x 6'2" (2.4 x 1.9)
Range of fitted wall, base and drawer units with work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Plumbing and space for washing machine and further appliance space. Double glazed window and door to rear (door replaced in 2021).

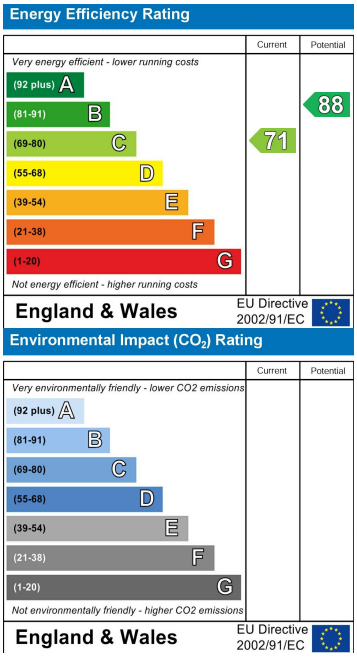
FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

BEDROOM ONE
11'4" x 11'1" (3.46 x 3.40)
Radiator, double glazed window to the front (replaced in 2021) with views over a public green.

BEDROOM TWO
12'0" x 8'0" (3.68 x 2.46)
Cupboard housing gas combination boiler (for central heating and hot water), radiator, double glazed window to the rear (replaced in 2021).

BATHROOM
8'1" x 6'5" (2.47 x 1.96)
Three piece suite comprising wash hand basin, low flush WC, bath with shower and screen over. Tiling to walls, heated towel rail, double glazed window.

OUTSIDE
The property fronts the pavement and has an enclosed rear yard and garden area paved for ease of maintenance, with flower/shrub bed, outbuildings which include a WC.



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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