



**Benner Avenue
Ilkeston, Derbyshire DE7 4DP**

£169,995 Freehold

A DOUBLE FRONTED FULLY RENOVATED
TWO BEDROOM TOWN HOUSE OFFERED
FOR SALE WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS FULLY RENOVATED DOUBLE FRONTED TWO DOUBLE BEDROOM MID TOWN HOUSE SITUATED WITHIN THIS QUIET YET ESTABLISHED RESIDENTIAL CUL-DE-SAC LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, living room, conservatory and kitchen with useful utility closet. The first floor landing provides access to two good sized double bedrooms and a modern bathroom suite.

The property also benefits from gas fired central heating from combination boiler, double glazing, potential off-street parking to the front to match that of neighbouring properties and a generous enclosed, flat garden plot to the rear.

The property is located within the quiet residential no-through road cul-de-sac within easy reach of the shops and services within Ilkeston town centre.

There is the provision to create off-street parking to the front by removing the wall and allowing for access such as the neighbouring properties have done (subject to the relative permissions and approvals).

Due to the property being in a ready to move into condition with modern fixtures, fittings and decor throughout, we believe that the property would be ideally suited to that of a first time buyer or young family. We highly recommend an internal viewing.



ENTRANCE HALL

5'8" x 3'0" (1.73 x 0.93)

Composite and double glazed front entrance door, staircase rising to the first floor. Doors to lounge and kitchen.

LOUNGE

16'9" x 10'8" (5.12 x 3.27)

Double glazed bay window to the front, central chimney breast with decorative brickwork and mantelpiece with Victorian-style radiator, media shelving, ample power points. Sliding double glazed patio doors to the conservatory.

CONSERVATORY

8'9" x 6'7" (2.67 x 2.02)

Brick and double glazed construction with uPVC panel and double glazed exit door to outside, laminate effect vinyl flooring and exposed decorative brickwork.

BREAKFAST KITCHEN

14'9" x 13'3" (4.50 x 4.04)

Modern kitchen comprising a matching range of fitted base and wall storage cupboards with granite effect roll top work surfaces incorporating four ring gas hob with extractor over and oven beneath. Single sink and draining board with central mixer tap, plumbing for washing machine, double glazed windows to the front and rear, radiator, space for dining table and chairs, laminate effect vinyl flooring, uPVC panel and double glazed exit door opening out to the rear garden set within a decorative archway. Door to utility closet.

UTILITY CLOSET

With power, lighting, coat pegs, double glazed window to the rear, and an ideal space for either a tumble dryer or freestanding fridge/freezer.

FIRST FLOOR LANDING

Double glazed window to the rear overlooking the rear garden. Loft access point to an insulated loft space. Doors to both bedrooms and bathroom. Boxed-in meter cupboard.

BEDROOM ONE

14'9" x 10'7" (4.50 x 3.24)

Double glazed window to the front, radiator, picture rail, boiler cupboard housing the gas fired combination boiler (for central heating and hot water purposes).

BEDROOM TWO

14'1" x 7'2" (4.30 x 2.19)

Double glazed window to the front, radiator, picture rail, useful fitted double overstairs storage cupboard with shelving and coat pegs.

BATHROOM

7'5" x 6'8" (2.27 x 2.04)

Modern three piece suite comprising panel bath with glass shower screen, central mixer tap and shower attachment over, wash hand basin with mixer tap and tiled splashbacks, push flush WC. Double glazed window to the rear, decorative tiled splashbacks, chrome heated ladder towel radiator.

OUTSIDE

To the front of the property there is a dwarf brick wall to the boundary line and pathway providing access to the front entrance door. The front garden is predominantly gravel with decorative chipped bark with potential for off-street parking similar to the neighbouring property (subject to the relevant permissions and approvals).

TO THE REAR

The rear garden is enclosed by timber fencing to the boundary line with a gravel patio area accessed directly from the kitchen and conservatory uPVC doors. A central pathway provides access to the foot of the plot with a split lawn to either side. There are planted borders and pedestrian gated access and pathway leading to the front.

DIRECTIONAL NOTE

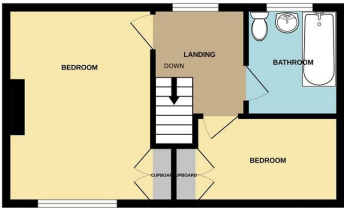
Head towards Ilkeston via Trowell. After the hump back bridge at the Gallows Inn, take a left hand turn onto Thurman Street. Continue onto Corporation Road and take an eventual right hand turn onto Middleton Road. Take the first left into the cul-de-sac of Benner Avenue and the property can then be found on the right hand side, identified by our For Sale board. Ref: 8294NH



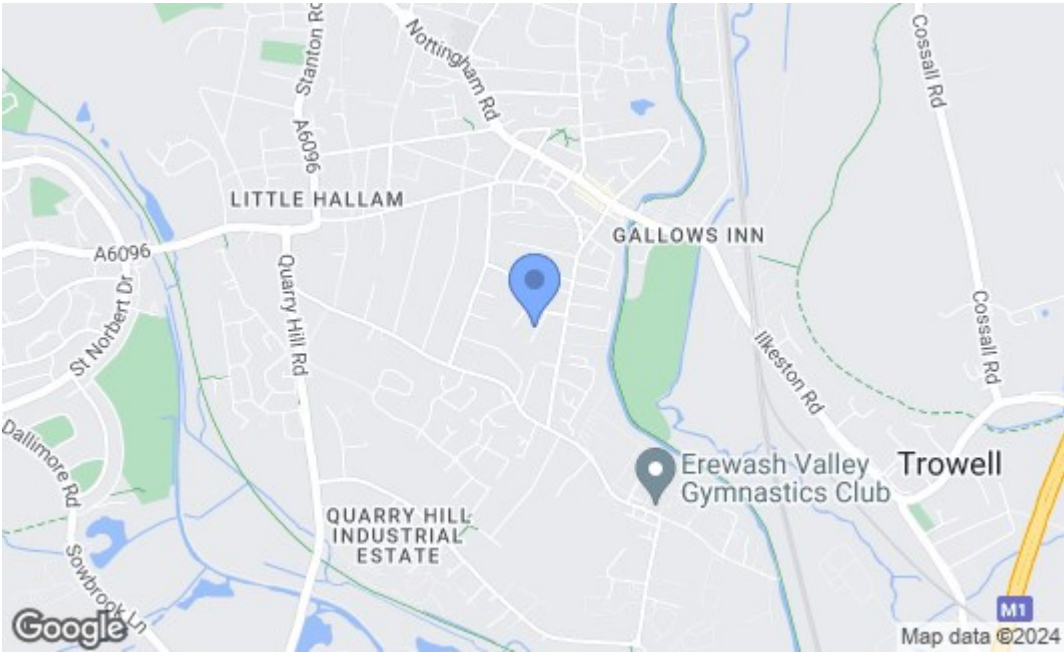
GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	65	
(55-68) D		
(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.