Robert Ellis

look no further...

Oaklands Avenue
Heanor, Derbyshire DE75 7BB

A THREE BEDROOM DETACHED BUNGALOW

£189,950

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ROBERT ELLIS ARE PLEASE TO BRING TO THE MARKET WITH NO UPWARD CHAIN A THREE BEDROOM DETACHED BUNGALOW IN NEED OF GENERAL MODERNISATION AND IMPROVEMENT.

With single level accommodation comprising 'L' shaped entrance hallway, living room, dining kitchen, three bedrooms, bathroom and garden lean-to.

Other benefits to the property include gas fired central heating, majority UPVC double glazing, off-street parking, detached garage and front and rear gardens.

The property is in need of general modernisation and improvement but would then make an ideal downsize or retirement property which is positioned within this well regarded residential location, sat amongst other similar bungalows.

The property itself is situated within easy reach of nearby green space, transport links, shopping facilities and schooling if required.

We highly recommend an internal viewing.

'L' SHAPED ENTRANCE HALLWAY
12'2" x 11'5" (3.71 x 3.48)
UPVC panel and double glazed side entrance door with double glazed window to the side of the door, radiator, doors to all rooms, loft access point, alarm control panel and storage cupboard.

LIVING ROOM
14'4" x 11'0" (4.37 x 3.37)
UPVC double glazed bow window to the front, serving hatch to kitchen, coving, ceiling rose, wall light points, radiator and decorative brick and Cornish Slate tiled fireplace incorporating four bar gas fire with back boiler.

DINING KITCHEN
16'6" x 8'10" (5.05 x 2.7)
Comprising a range of matching fitted base and wall storage cupboards with roll top work surfaces incorporating single sink and drainer with mixer tap, plumbing for washing machine, space for cooker, space for dining table and chairs, glass fronted crockery cupboards, serving hatch back to the living room, double glazed windows to the front and side, radiator and UPVC panel and double glazed exit door.

BEDROOM 1
10'10" x 9'3" (3.32 x 2.83)
Window to rear and radiator.

BEDROOM 2
12'9" x 9'2" (3.89 x 2.8)
Window to rear and radiator.

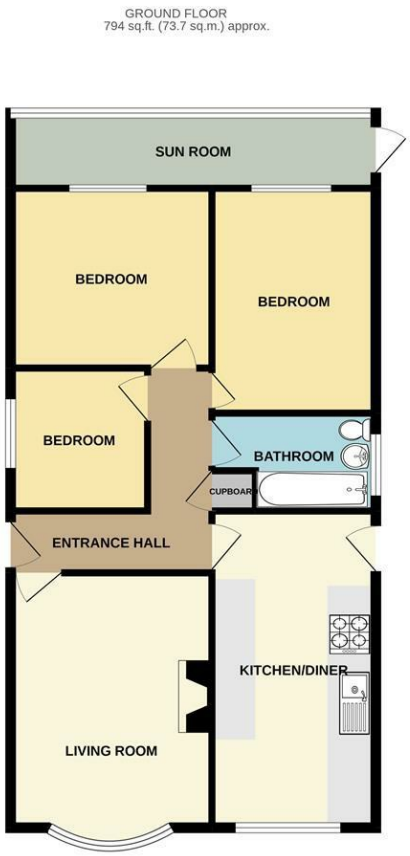
BEDROOM 3
7'11" x 7'6" (2.43 x 2.31)
UPVC double glazed window to the side and radiator.

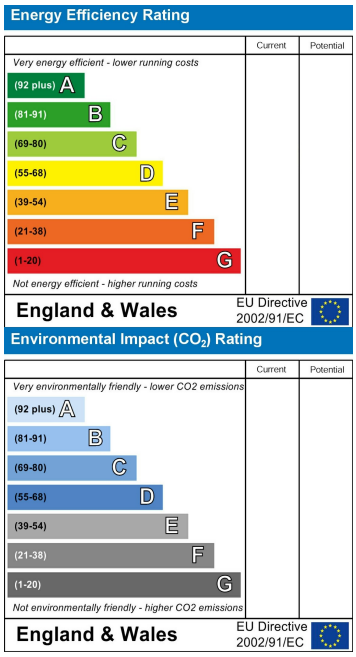
BATHROOM
9'1" x 6'0" (2.79 x 1.83)
Three piece suite comprising bath with shower over (not tested,) wash hand basin and low flush w.c. Tiling to walls, radiator and double glazed window to the side with fitted blinds.

OUTSIDE
To the front of the property there is a tarmac driveway which proceeds down the left hand side of the property, providing off-street parking leading to a brick built garage and pedestrian gated access leading down to the rear garden. The front garden is well stocked, being lawned with an array of mature bushes and shrubbery. The rear garden is overgrown and in need of general maintenance consisting of a paved patio area, ideal for entertaining and making the most of the afternoon sun. The rear part of the garden is again overgrown but would lend itself to landscaping to provide a variety of sections including potential vegetable plot and lawn area, the whole of which bounded by timber fencing. A useful timber garden shed is also included. Accessed from the garden only there is a garden lean-to which is in need of total renovation or removal to then replace with a more permanent structure. The lean-to does however have the benefit of power and light.

GARAGE
Up and over door to the front.

DIRECTIONAL NOTE
From our Stapleford office proceed along Derby Road, turning left on to Church Street by turning left at the traffic lights. Follow the road round on to Pasture Road and continue in the direction of Trowell. Proceed through Trowell, in to Ilkeston and continue to the Ilkeston roundabout. Take the exit on to Chalons Way and cross the next two roundabouts and proceed on to Heanor Road. Continue through Ilkeston, Shipley and in to Heanor. Take an eventual right on to Ella Bank Road and follow to the mini island. Turn right on to Hands Road and continue round on to Aldreds Lane. Take the next left on to Oaklands Avenue and the property can be found on the left hand side.





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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