



Boweswell Road  
Ilkeston, Derbyshire DE7 8EE

**£170,000 Freehold**

AN EXTENDED THREE BEDROOM SEMI  
DETACHED HOUSE.



An extended three bedroom semi detached house.

Benefitting from gas fired central heating served from a modern combination boiler and double glazed windows, the property enjoys a single storey extension to the rear which provides for additional space with two generous reception rooms. The property is conveniently situated on the outskirts of Ilkeston within walking distance of a regular bus service giving access to the town centre amenities, as well as good commutability and off-street parking.

This is a great property for first time buyers to get onto the property ladder. Viewing is recommended to appreciate the potential on offer.



## ENTRANCE HALL

Radiator, stairs to the first floor. Doors to lounge, kitchen and bathroom.

## LOUNGE

16'0" x 10'0" (4.89 x 3.05)

Radiator, double glazed window to the front, archway to dining room.

## DINING ROOM

10'7" x 10'6" (3.25 x 3.21)

Double glazed French doors opening to the rear garden.

## KITCHEN

12'7" x 7'10" (3.85 x 2.4)

A range of wall, base and drawer units, with work surfacing and inset stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine and appliance space. Double glazed window to the rear and door to the rear lobby.

## REAR LOBBY

7'11" x 2'11" (2.42 x 0.9)

Double glazed door to the rear garden.

## BATHROOM

Located on the ground floor comprising wash hand basin with vanity unit, low flush WC and bath with shower over. Heating towel rail and double glazed window.

## FIRST FLOOR LANDING

Doors to bedrooms.

## BEDROOM ONE

15'11" x 9'2" (4.87 x 2.80)

Fitted wardrobes from Sharpes with matching drawer unit, radiator, double glazed window.

## BEDROOM TWO

9'10" x 8'7" (3.02 x 2.63)

Radiator, double glazed window.

## BEDROOM THREE

8'5" x 6'11" (2.59 x 2.11)

Wall mounted gas combination boiler (installed approximately 2022), radiator, double glazed window.

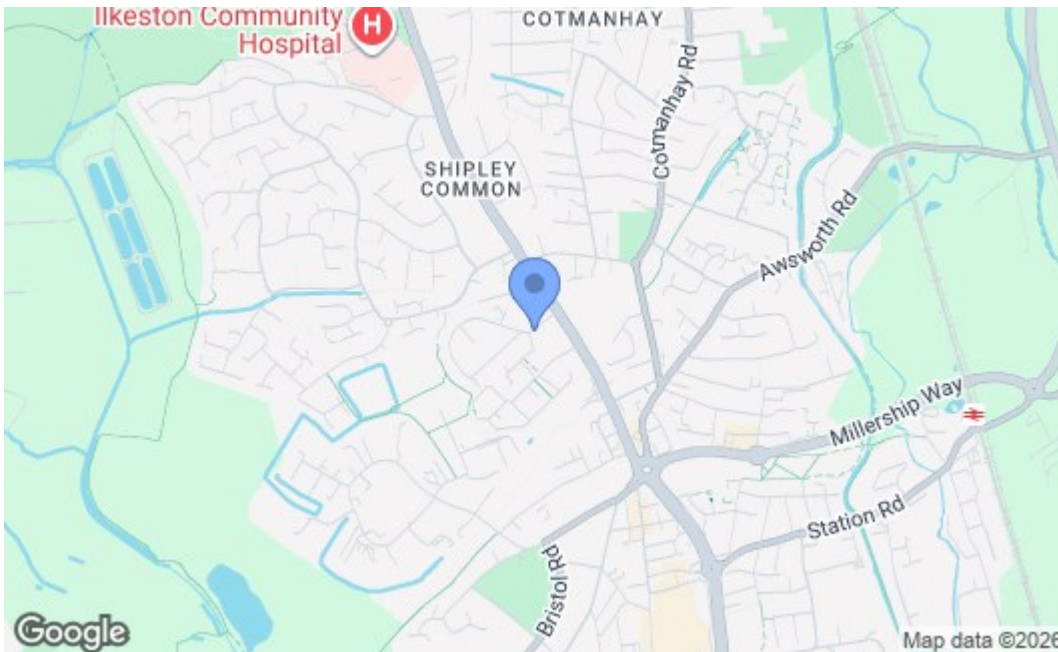
## OUTSIDE

To the front is a fenced-in garden with dwarf retaining wall and gravel beds. There is a shared open block paved driveway leading to vehicle sized gates and hard standing beyond. The rear garden has a patio area and garden. At the end of the boundary, the current owner has claimed a strip of "no man's land" which provides an extension to the garden, although technically it is not part of the plot.





While every attempt has been made to ensure the accuracy of the description contained here, measurements of levels, windows, rooms and any other items are approximate and the responsibility is solely for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, relevance and application should be used and taken into account as to their applicability or otherwise on the ground. Made with Metagya ©2020



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(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	
<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.