



**Wilmot Street
Ilkeston, Derbyshire DE7 8BD**

£155,000 Freehold



A TRADITIONAL THREE BEDROOM, TWO BATHROOM DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS TRADITIONAL THREE STOREY, THREE BEDROOM, TWO BATHROOM DETACHED HOUSE SITUATED ONLY A STONE'S THROW AWAY FROM ILKESTON TOWN CENTRE BEING BROUGHT TO THE MARKET WITH NO UPWARD CHAIN.

With accommodation over three floors, the ground floor comprises front living room, inner lobby, dining room open through to the kitchen. The first floor landing provides access to bedrooms two and three and the family bathroom suite, with a useful understairs storage cupboard housing the combination boiler. A further staircase then rises to the top floor principal bedroom with its own en-suite shower room.

The property also benefits from gas fired central heating from combination boiler, double glazing and an enclosed courtyard-style rear garden.

The property is located within a short walk away from the shops, services and amenities in Ilkeston town centre. There is also easy access to nearby transport links and open countryside.

We believe the property will make an ideal first time buy and we highly recommend an internal viewing.



LIVING ROOM

11'10" x 10'10" (3.61 x 3.31)

uPVC panel and double glazed front entrance door with double glazed window to the top of the door, double glazed window to the front (with fitted blinds), media points, radiator, decorative coving, central chimney breast incorporating fire surround and inset pebble-effect electric fire, meter cupboard.

INNER LOBBY

Useful understairs storage space with lighting and shelving. Opening through to the dining room.

DINING ROOM

11'9" x 11'9" (3.59 x 3.59)

Double glazed window to the rear (with fitted blinds), radiator, decorative coving, central chimney breast incorporating stone-effect electric fire. Door with turning staircase rising to the first floor. Opening through to the kitchen.

KITCHEN

7'8" x 6'4" (2.36 x 1.94)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite-style roll top work surfaces incorporating four ring gas hob with extractor over and oven beneath. Plumbing and space for washing machine, space for full height fridge/freezer encroaching onto the dining area, fitted single sink and draining board with central mixer tap and tiled splashbacks. Double glazed window to the rear (with fitted blinds), uPVC door leading to outside.

FIRST FLOOR LANDING

Doors to bedrooms two and three, as well as the first floor bathroom. Turning staircase rising to the top floor. Useful understairs storage cupboard housing the gas combination boiler for central heating and hot water purposes.

BEDROOM TWO

11'6" x 11'1" (3.53 x 3.40)

Double glazed window to the front (with fitted blinds), radiator.

BEDROOM THREE

11'8" x 6'10" (3.57 x 2.09)

Double glazed window to the rear (with fitted blinds), radiator. Useful storage cupboard with shelving and hanging rail.

BATHROOM

8'6" x 4'11" (2.60 x 1.50)

Three piece suite comprising panel bath with glass shower screen and 'Triton' electric shower over, push flush WC, wash hand basin. Partial tiling to the walls, chrome ladder towel radiator, extractor fan, double glazed window to the rear (with fitted blinds).

TOP FLOOR LANDING LOBBY

Door to bedroom one.

BEDROOM ONE

14'0" x 11'5" (4.27 x 3.48)

Double glazed window to the side (with fitted blinds), radiator. Door to en-suite.

EN-SUITE

6'3" x 3'5" (1.91 x 1.05)

Three piece suite comprising tiled and enclosed shower cubicle with 'Triton' electric shower, glass screen and folding glass shower door, corner wash hand basin with mixer tap, push flush WC. Chrome ladder towel radiator, partial tiling to the walls, lighting, fan.

OUTSIDE

To the front of the property there is a small, manageable garden with artificial lawn and stepped access leading to the front entrance door.

TO THE REAR

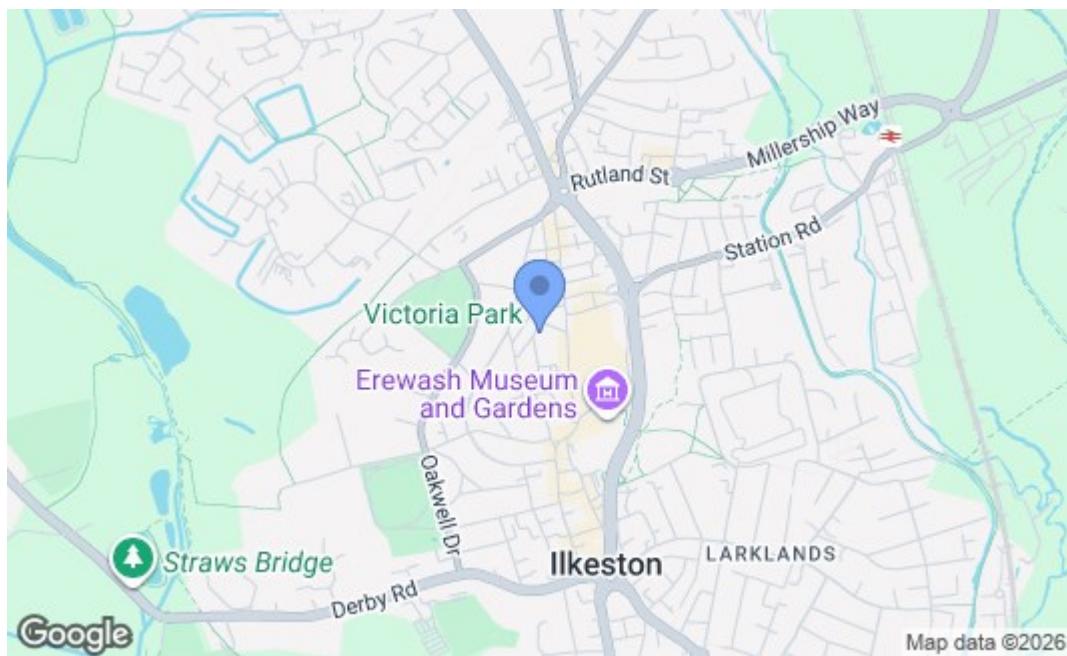
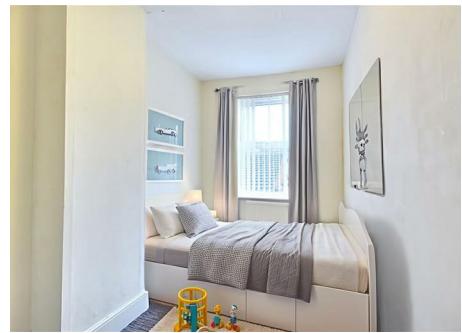
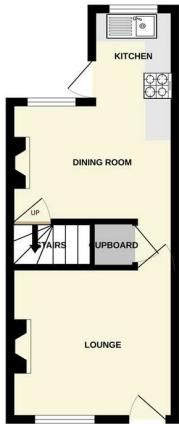
The rear garden has an enclosed courtyard-style garden with paved patio and block paving, enclosed by breezeblock and brick wall to the boundaries lines. Within the garden there is a useful brick garden store.

AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		39
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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.