



**6 Disraeli Crescent
Ilkeston, Derbyshire DE7 5BU**

£148,500 Freehold

AN ADAPTABLE TWO BEDROOM MID
TERRACED HOUSE

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET AN EXTREMELY WELL PRESENTED AND ADAPTABLE, TWO BEDROOM MID TERRACED HOUSE, SITUATED WITHIN WALKING DISTANCE OF THE SHOPS AND SERVICES OF ILKESTON TOWN CENTRE.

With accommodation over two floors comprising entrance hall, cloaks/w.c., study/bedroom and open plan living/dining/kitchen to the ground floor. The first floor landing provides access to two bedrooms and a bathroom.

Further benefits to the property include gas fired central heating from an economic boiler, double glazing, front and rear gardens and situated to the rear of the property is a garage.

The property itself sits favourably within close proximity of the shops and services within Ilkeston town centre, as well as being within easy reach of nearby transport links including the recently re-opened Ilkeston train station.

We believe the property would make an ideal first time buy or investment opportunity and we therefore highly recommend an internal viewing.



ENTRANCE HALL

11'2" x 6'9" (3.41 x 2.08)

Panel and glazed front entrance door, alarm control panel, turning staircase to first floor, spotlights, radiator and internal doors to study room, living/dining/kitchen and ground floor w.c.

CLOAKS/W.C.

5'3" x 3'0" (1.61 x 0.93)

White two piece suite comprising low flush w.c. and corner wash hand basin with tiled splashbacks. Double glazed window to the front with fitted blinds, radiator and spotlights.

STUDY/PLAYROOM/OCCASIONAL BEDROOM

10'1" x 5'8" (3.08 x 1.75)

Currently used as a bedroom but could be used as a playroom/home office, double glazed window to the front with fitted blinds, radiator, t.v. point, spotlights and boiler cupboard housing the gas fired central heating boiler.

OPEN PLAN LIVING/DINING/KITCHEN

14'0" x 12'9" (4.27 x 3.91)

The KITCHEN AREA comprises a range of matching fitted base and wall storage cupboards with square edge worksurfaces. Inset single sink and drainer with central mixer tap and tiled splashbacks. Fitted four ring hob with oven beneath, plumbing for washing machine and dishwasher, double glazed French doors opening out to the rear garden, double glazed window to the rear with fitted Roman blind, useful understairs storage cupboard and radiator..

FIRST FLOOR LANDING

Doors to both bedrooms and bathroom, loft access point to a partially boarded and insulated loftspace.

BEDROOM 1

12'5" x 12'2" (3.8 x 3.73)

Double glazed window to the front with fitted blinds, radiator, spotlights, fitted wardrobes and useful over-the-stairs storage cupboard housing the water cylinder.

BEDROOM 2

11'5" x 6'3" (3.49 x 1.91)

Double glazed window to the rear with fitted blinds and radiator.

BATHROOM

6'4" x 5'6" (1.94 x 1.7)

Three piece suite comprising bath with mains shower over,

wash hand basin and low flush w.c. Double glazed window to the rear with fitted blinds, extractor fan, radiator and spotlights.

OUTSIDE

To the front of the property are decorative wrought iron gates and pathway to front entrance door with planted borders and decorative chippings, housing a variety of bushes and shrubbery. The rear garden is enclosed by timber fencing, predominantly with concrete post and gravel boards to one side, central stepping-stone gravel pathway providing access to the foot of the plot which incorporates patio area, ideal for entertaining, split lawn and planted borders housing a variety of bushes and shrubbery. There is a personal access door into the back of the garage. The property benefits from water taps to both the front and rear and external security lights.

GARAGE

Up and over door to the front and rear exit door to the garden.

DIRECTIONAL NOTE

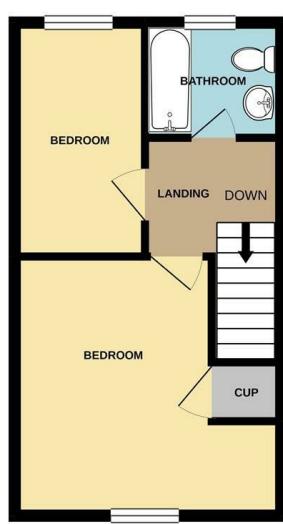
From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn left onto Church Street. At the bend in the road turn left onto Pasture Road in the direction of Trowell. Continue along and upon reaching the 'T' junction adjacent to St Helen's Church veer left onto Ilkeston Road Trowell. Continue round the bend in the road onto Nottingham Road, Ilkeston and head up the hill in the direction of the town centre. Upon reaching the main roundabout, continue all the way round as if to head back onto yourself before exiting onto Park Road. Take the first left onto Disraeli Crescent and the property can then be found on the right hand side, identified by our For Sale Board.

Ref: 7007nh





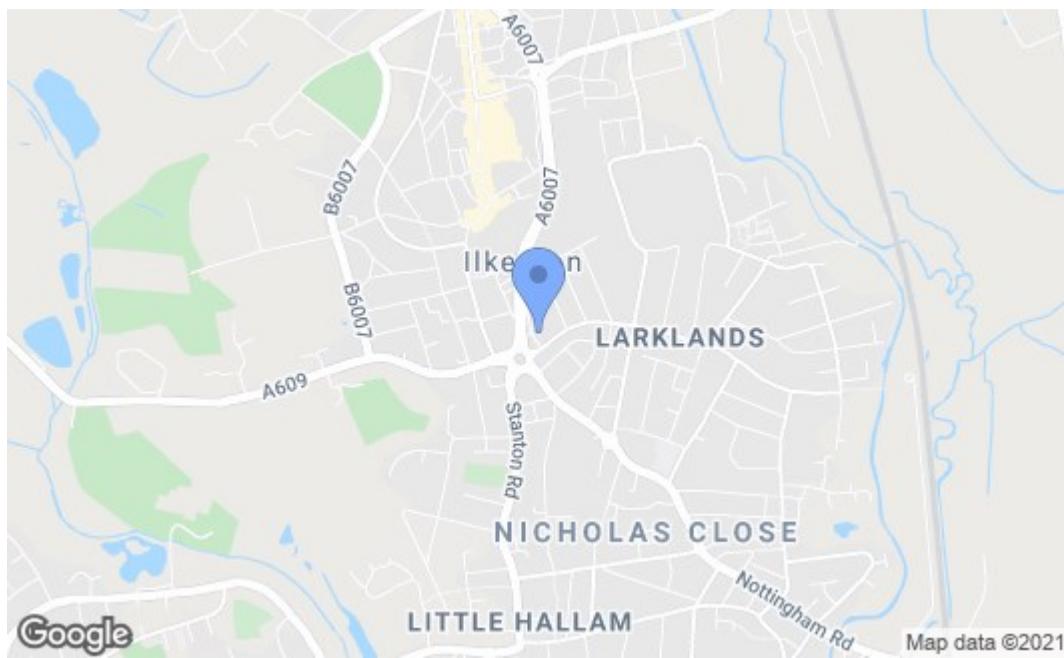
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. The floorplan is for illustrative purposes only and should not be relied on by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.
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Map data ©2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	90
(81-91)	B	73
(69-80)	C	
(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.