Robert Ellis

look no further...

A THREE BEDROOM END TOWN HOUSE.

Anson Walk

Ilkeston, Derbyshire DE7 8PY

£160,000 Freehold

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A FIRST GLANCE IS NOT ENOUGH TO FULLY APPRECIATE THIS THREE BEDROOM END TOWN HOUSE OFFERED FOR SALE IN A READY TO MOVE INTO CONDITION.

This surprisingly spacious property benefits from gas fired central heating, double glazing and offers a semi open plan feel to the ground floor which comprises an entrance hall, living room with archway to a dining kitchen with generous area and modern contemporary fitted kitchen. To the first floor, the landing provides access to three bedrooms and a modern bathroom/WC.

Situated as a corner house and located within a pedestrianised estate with the benefit of a single garage in a nearby block. Ample resident and visitor parking in adjacent courtyard. The property a particularly good size enclosed rear garden currently hard landscaped with paving for ease of maintenance.

Located within a residential suburb approximately one mile from Ilkeston town centre which offers a variety of National independent retailers and local amenities, as well as Tesco and Morrisons. Ilkeston also has its own train station, hospital and schools for all ages within walking distance of the property.

Offered for sale with NO UPWARD CHAIN, this property is ideal for first time buyers, young families, as well as a great long term buy to let investment.

ENTRANCE HALL
Double glazed front entrance door, radiator, stairs to the first floor.

LIVING ROOM
15'10" x 11'6" (4.85 x 3.51)
Electric flame effect fire, radiator, double glazed bay window to the front and archway to dining kitchen.

DINING KITCHEN
14'9" x 8'6" (4.51 x 2.61)
The kitchen area comprises a modern fitted range of wall, base and drawer units with contrasting work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, gas hob. Appliance space. Plumbing for washing machine. Contemporary LED lighting. Double glazed window. The dining area has a radiator and double glazed patio doors giving access to the rear porch.

REAR PORCH
7'3" x 4'1" (2.21 x 1.25)
Providing a useful utility area with radiator, double glazed window and door to rear garden.

FIRST FLOOR LANDING
Double glazed window, hatch to loft and built-in airing cupboard with lagged cylinder and Baxi Solo gas boiler.

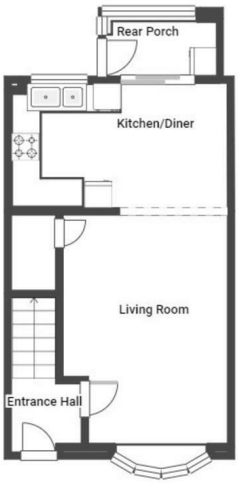
BEDROOM ONE
13'1" x 7'8" (4 x 2.35)
Radiator, double glazed window to the front.

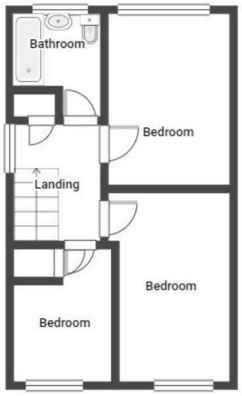
BEDROOM TWO
11'9" x 8'5" (3.59 x 2.58)
Radiator, double glazed window to the rear.

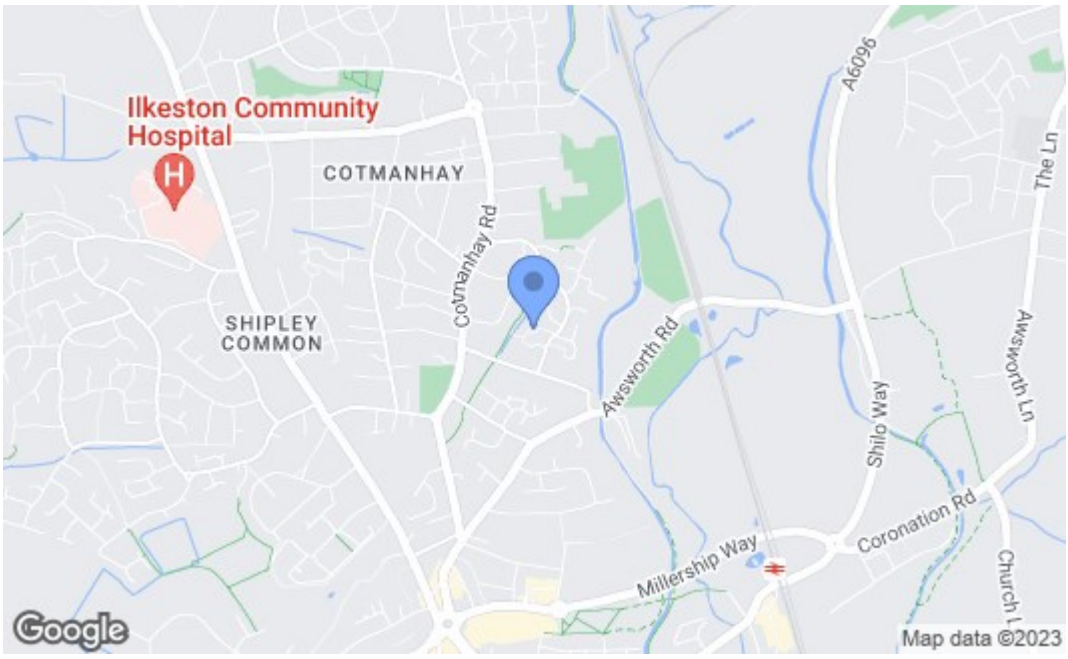
BEDROOM THREE
9'3" x 6'11" (2.84 x 2.11)
Radiator, double glazed window to the front.

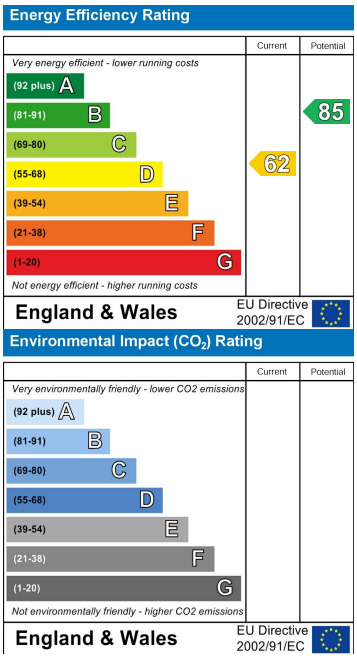
BATHROOM
7'4" x 6'0" (2.25 x 1.85)
Incorporating a modern three piece suite comprising a wash hand basin within a vanity unit, low flush WC with concealed cistern and bath with central mixer taps and shower attachment, as well as thermostatic controlled shower over the bath with a screen. Tiling to walls, radiator, double glazed window.

OUTSIDE
The property is situated on an enclosed plot with walled-in front garden finished with ornamental broken slate bedding and pedestrian gate leading to the front door. The rear garden is enclosed, fenced-in with gated pedestrian access at the foot of the plot. The garden is majority hard landscaped with large paved terraced area and steps leading to the lower garden which is gravelled. The property benefits from a single garage located in an adjacent block where there is also residents parking.









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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