



**Greenwood Avenue
Ilkeston, Derbyshire DE7 5PG**

A THREE BEDROOM SEMI DETACHED
HOUSE.

£185,000 Freehold



A traditional three bedroom semi detached house.

Set back from the road with a generous frontage which provides for off-street parking for up to two vehicles, as well as the front garden. To the rear, there is a patio lawn which taper to the rear boundary.

The property comes to the market with vacant possession and NO CHAIN and benefits from gas fired central heating served from a combination boiler and double glazed windows. The property is in a clean and tidy condition. Some refurbishment could be carried out, offering great potential for a buyer to put their own mark upon it.

Situated in this popular residential suburb with primary schools within walking distance, as well as a regular bus service. The town centre of Ilkeston is within easy reach, as is Morrisons and Tesco's.

The property will make a great first time buy and viewing is recommended to appreciate the potential.



ENTRANCE HALL

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

CLOAKS/WC

Low flush WC, radiator, double glazed window.

DINER

20'6" x 11'8" reducing to 8'2" (6.26 x 3.58 reducing to 2.51)

Radiator, double glazed windows to the front and rear.

KITCHEN

11'6" x 9'2" (3.53 x 2.81)

Wall and base units with work surfacing and stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine, appliance space. Radiator, wall mounted gas combination boiler (for central heating and hot water). Double glazed window and door to the rear.

FIRST FLOOR LANDING

Loft hatch, doors to bedrooms and bathroom.

BEDROOM ONE

11'2" x 10'11" (3.42 x 3.33)

Wardrobes, radiator, double glazed window to the front.

BEDROOM TWO

10'2" x 9'3" (3.10 x 2.84)

Radiator, double glazed window to the rear.

BEDROOM THREE

9'3" x 5'1" increasing to 6'3" (2.83 x 1.56 increasing to 1.91)

Radiator, double glazed window to the rear.

BATHROOM

Three piece suite comprising wash hand basin, low flush WC, "P" shaped shower bath, thermostatically controlled shower and screen over. Tiling to walls, radiator, double glazed window.

OUTSIDE

The property is set back from the road with a deep frontage, the garden is laid to lawn with low level hedged-in boundaries, block paved driveway and forecourt

providing off-street parking for two vehicles. To the rear, there is a small patio and section of garden laid to lawn with pathway running along one side, two garden sheds at the foot of the plot, the garden is tapering.

Material Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – yes, but information not available

Broadband Speed - unknown

Phone Signal – information not available

Sewage – Mains supply

Flood Risk – Rivers : no risk - Surface Water : low

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



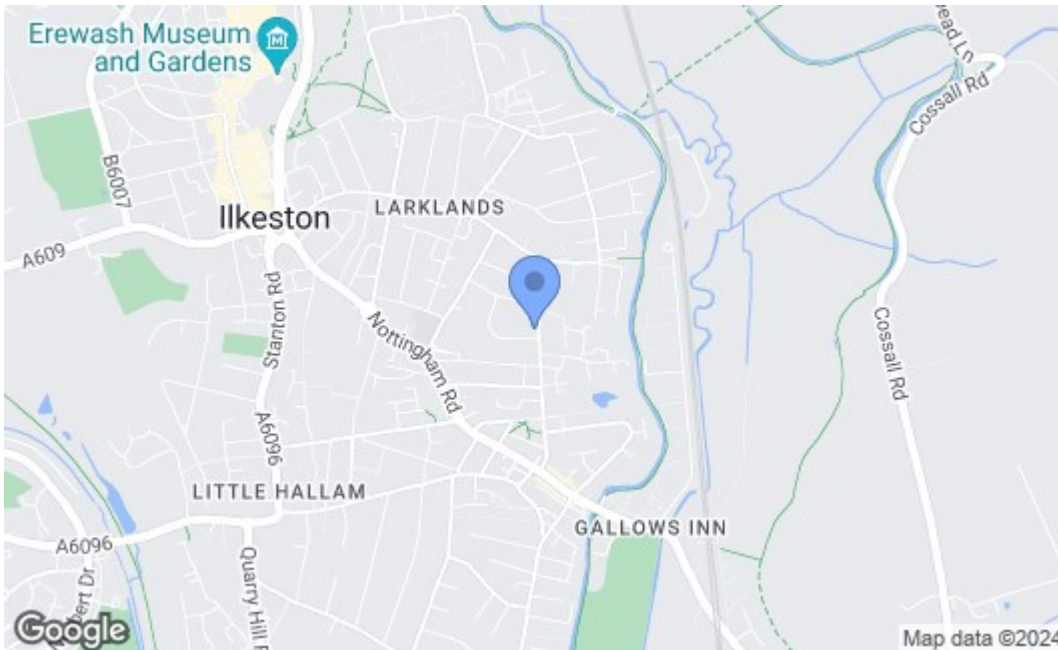
GROUND FLOOR



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(21-38) F			
(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	

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