Robert Ellis

look no further. . .

The Triangle
Ilkeston, Derbyshire DE7 4AP

A TWO DOUBLE BEDROOM END TERRACED HOUSE WITH PARKING TO THE REAR.

£150,000 Freehold

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A surprisingly spacious two double bedroom end terraced house with the benefit of off-street parking to the rear.

Offering a modern and contemporary feel internally, this traditional house benefits from gas fired central heating served from a combination boiler and has two reception rooms, the dining room partially open to the modern fitted kitchen.

What cannot be appreciated from the front is that the property has a larger than expected rear garden with patio and lawn. There is also a useful attached utility/laundry room. Beyond the back gate is designated off-street parking for a car which is accessed from a service road.

Situated in this popular residential suburb close to local amenities, shops and a regular bus service. There are good road networks to the nearby cities of Nottingham and Derby.

This property will make a fantastic first home and an early internal viewing comes highly recommended.

LIVING ROOM
11'5" x 11'2" (3.50 x 3.42)
Alcove with downlights, radiator, double glazed window and door to the front.

DINING ROOM
12'2" x 11'6" (3.71 x 3.53)
Understairs store cupboard, radiator, door to staircase leading to the first floor, double glazed window to the rear, open to the kitchen.

KITCHEN
10'10" x 6'1" (3.31 x 1.87)
Incorporating a modern range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Wall mounted gas combination boiler (for central heating and hot water). Double glazed window and door to the rear.

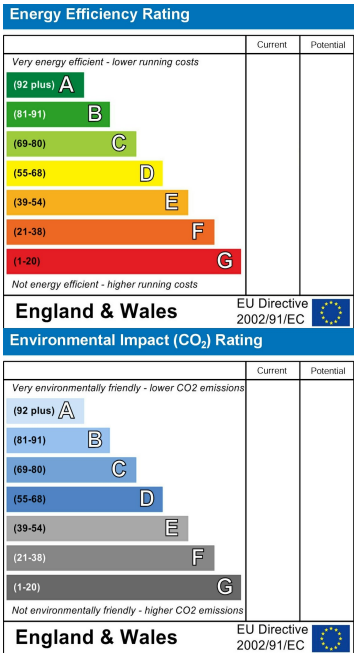
FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

BEDROOM ONE
11'7" x 11'2" (3.55 x 3.41)
Radiator, double glazed window to the front.

BEDROOM TWO
12'2" x 8'7" (3.71 x 2.63)
Overstairs store cupboard, radiator, double glazed window to the rear.

BATHROOM
11'3" x 6'2" (3.45 x 1.90)
Modern three piece suite comprising wash hand basin, low flush WC, bath with shower and screen over. Heated towel rail, double glazed window.

OUTSIDE
The property fronts the pavement and has an enclosed, particularly good size rear garden with patio, lawn and gravel pathway and further gravel area at the foot of the plot. Attached to the property is a brick and rendered outbuilding which is currently used as a utility closet with plumbing for washing machine. There is a fence and pedestrian gate at the foot of the plot which leads to a rear service road. The property benefits from off-street parking for one car.



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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