Robert Ellis

look no further. . .

Greenhalgh Crescent
Ilkeston, Derbyshire DE7 8GW

A SPACIOUS FOUR BEDROOM MID TOWN HOUSE.

£240,000 Freehold

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A surprisingly spacious four bedroom, three storey mid town house.

Built in 2013, this modern property comes to the market in a ready to move into condition. Offering surprisingly spacious and flexible accommodation which comprises entrance hall, cloaks/WC, open plan dining kitchen. To the first floor, the landing provides access to a living room with Juliet balcony having views over the rear garden. There is also a double bedroom and bathroom on this level. Rising to the second floor, the landing provides access to three bedrooms (the principal with en-suite shower room).

Benefitting from off-street parking and an integral single garage, the property has good sized rear gardens with patio and lawn. Situated in this now established residential development, conveniently situated on the outskirts of Ilkeston within walking distance of a regular bus stop and schools. Ilkeston Community Hospital is also within walking distance and for those who enjoy the outdoors, there are footpath walks leading to Shipley Country Park.

This property is ideal for families and first time buyers. An internal viewing is recommended.

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

CLOAKS/WC
Housing a two piece suite comprising wash hand basin and low flush WC, radiator.

DINING KITCHEN
15'8" x 12'0" (4.8 x 3.66)
Incorporating a range of fitted wall, base and drawer units, with work surfacing and inset one and a half bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Plumbing and space for washing machine and dishwasher. Cupboard housing gas combination boiler (for central heating and hot water). Double glazed window and French doors opening to the rear garden.

FIRST FLOOR LANDING
Staircase leading to the second floor, double glazed window, radiator.

LIVING ROOM
15'8" x 12'1" (4.8 x 3.7)
Radiator, double glazed window, double glazed French doors with Juliet balcony with views over the rear.

BEDROOM FOUR
10'2" x 8'5" (3.12 x 2.59)
A versatile room that could also be used as a study, home office, etc., radiator, double glazed window to the front.

FAMILY BATHROOM
8'6" x 6'2" (2.6 x 1.9)
Three piece suite comprising wash hand basin, low flush WC, bath with mixer shower attachment. Radiator.

SECOND FLOOR LANDING
Doors to bedrooms one, two and three.

BEDROOM ONE
12'11" reducing to 9'8" x 12'4" (3.95 reducing to 2.97 x 3.76)
Fitted wardrobe, radiator, double glazed windows to the front.

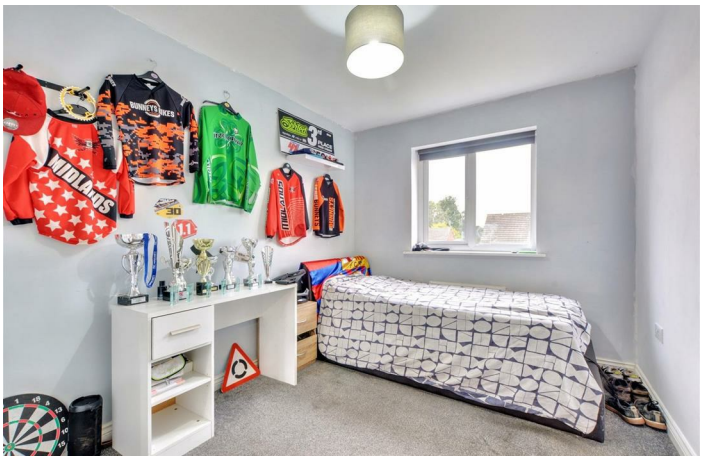
EN-SUITE
Incorporating a three piece suite comprising wash hand basin, low flush WC, shower cubicle with electric shower. Radiator.

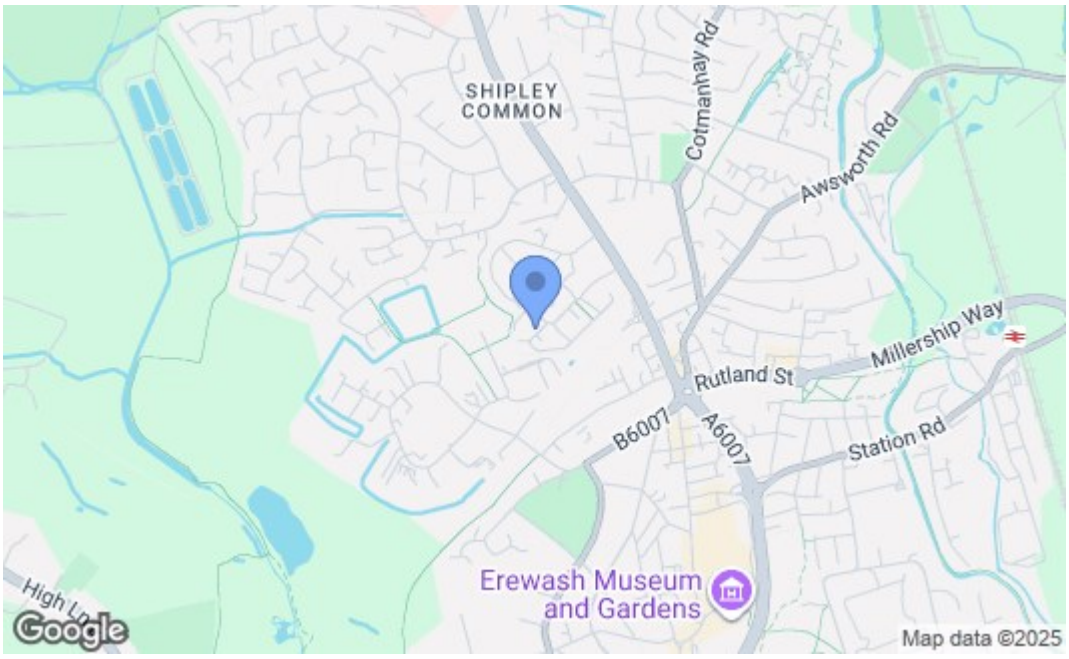
BEDROOM TWO
12'0" x 8'4" (3.67 x 2.56)
Radiator, double glazed window to the rear.

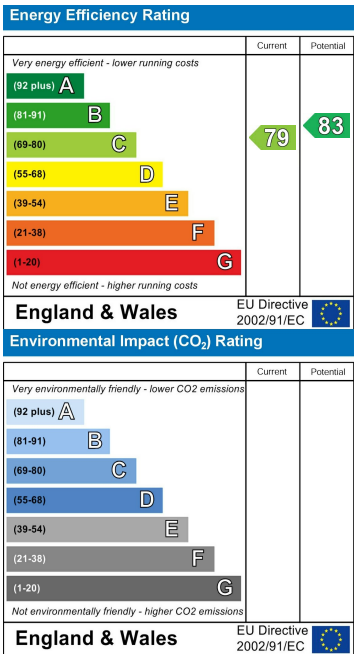
BEDROOM THREE
12'1" x 7'1" (3.7 x 2.16)
Radiator, double glazed window to the rear.

OUTSIDE
The property is set back from the road with an open plan frontage, driveway providing off-street parking. This in turn leads to the integral single garage. There is an open plan garden area laid to broken slate bed. The rear garden is enclosed with patio and lawn. At the foot of the garden is a pedestrian gate leading to a passageway which in turn leads to the front of the terrace.

AGENTS NOTE
The property is freehold but subject to a service charge of £182.52 per year which contributes towards the management of the estate.







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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