Robert Ellis

look no further. . .

Benner Avenue
Ilkeston, Derbyshire DE7 4DP

A TWO DOUBLE BEDROOM END TERRACED HOUSE.

£145,000 Freehold

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Offered for sale for the first time in a generation is this two double bedroom end terraced house.

Situated towards the head of a small cul de sac with a forecourt providing limited off-street parking for one vehicle and a particularly good size rear garden. Located within this popular residential suburb, close to local schools and amenities, as well as easy access to the town centre of Ilkeston.

The property is centrally heated by a combination boiler and majority double glazed. The accommodation comprises entrance hall, breakfast kitchen and an extended living room to the rear. To the first floor, the landing provides access to two double bedrooms, the larger of the two giving access to a shower room.

Offered for sale with NO UPWARD CHAIN, this property whilst requiring some modernisation, offers great potential, especially to first time buyers looking to make their first steps onto the property ladder and make this into a great home.

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

BREAKFAST KITCHEN
13'6" x 10'0" (4.14 x 3.07)
Range of wall and base units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven and hob. Plumbing for washing machine and appliance space. Radiator, double glazed window to the front and side. Single glazed door leading to side porch.

LIVING ROOM
16'5" x 15'0" (5.02 x 4.58)
Three radiators, gas fire, double glazed patio door and single glazed window to the rear.

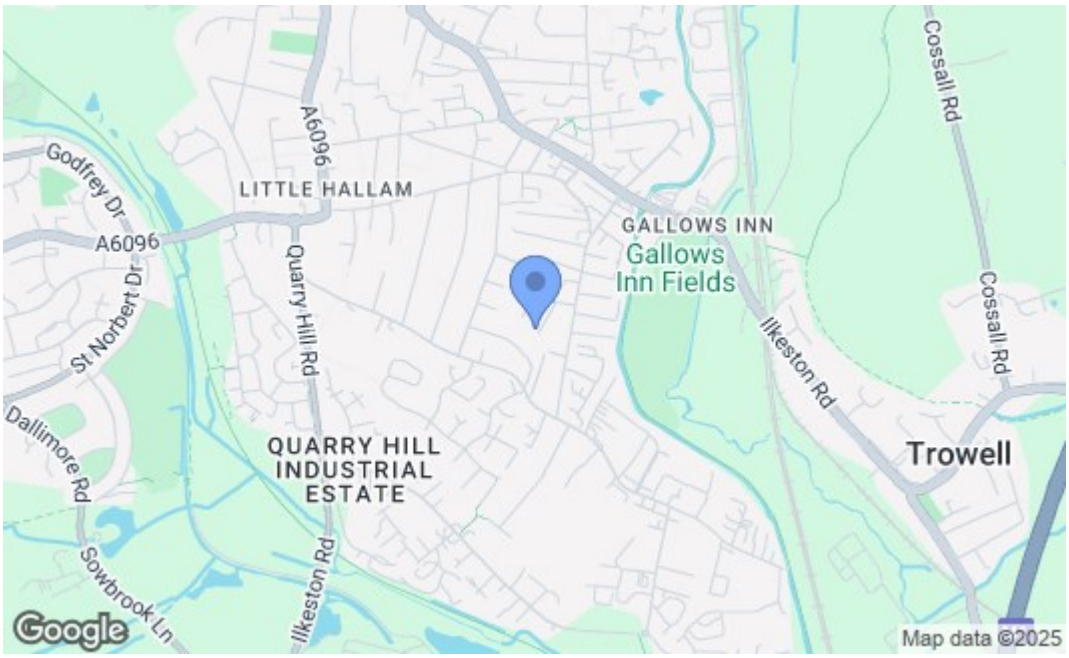
FIRST FLOOR LANDING
Doors to bedrooms.

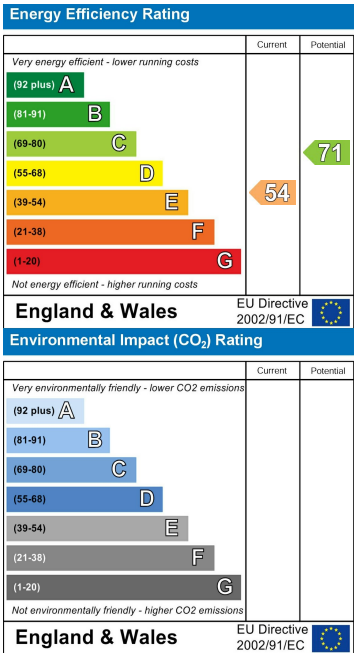
BEDROOM ONE
15'1" x 10'9" (4.61 x 3.28)
Two radiators, double glazed window to the rear, door to shower room.

SHOWER ROOM
Three piece suite comprising wash hand basin, low flush WC and shower cubicle. Cupboard housing 'Baxi' gas combination boiler (for central heating and hot water).

BEDROOM TWO
10'7" x 10'3" (3.23 x 3.13)
Radiator, double glazed window to the front.

OUTSIDE
The front has an open plan forecourt providing limited off-street parking for one vehicle. At the side of the property there is a door leading to a covered passageway/porch which gives access to the side door and a further door leading to the rear garden. The rear garden is enclosed with patio and paved areas, mature flower and shrub beds and a garden shed.





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