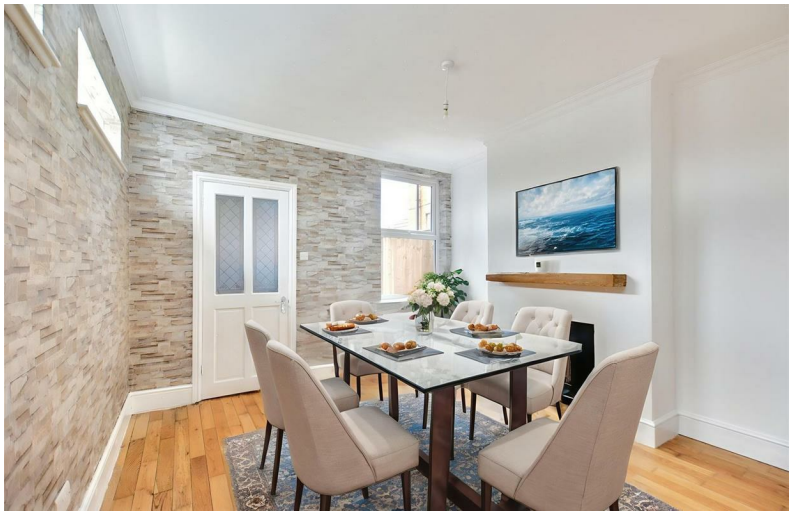
Robert Ellis

look no further. . .



Wade Avenue
Ilkeston, Derbyshire DE7 5DU

A THREE STOREY THREE BEDROOM END TERRACED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£167,500 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS SPACIOUS, BRIGHT AND AIRY THREE STOREY, THREE BEDROOM END TERRACED HOUSE SITUATED IN THIS POPULAR PART OF ILKESTON. OFFERED FOR SALE WITH NO UPWARD CHAIN.

With accommodation over three floors, comprising front living room, inner lobby, dining room and kitchen to the ground floor. The first floor landing provides access to two of the bedrooms and bathroom. A further inner landing and turning staircase then rises to the top floor third bedroom.

The property also benefits from gas fired central heating from a combination boiler, double glazing and an unexpectedly long and landscaped garden to the rear.

The property sits favourably in the popular Larklands area of Ilkeston which is within easy reach of the shops, services and amenities in Ilkeston town centre. There is also easy access to nearby popular schooling, as well as good transport links including bus services, road networks and Ilkeston train station (which is just a short distance away).

The property offers a larger than average plot and garden to the rear, ideal for young families or first time buyers alike, with fantastic views from both the top floor and the far end of the garden decking.

We believe the property will make an ideal first time buy or young family home and highly recommend an internal viewing.

LIVING ROOM
11'5" x 11'2" (3.50 x 3.42)
uPVC panel and double glazed front entrance door, double glazed window to the front, two decorative archways with double storage cabinets beneath, useful storage cupboard sitting underneath the stairs, wooden flooring, radiator, decorative coving, feature fire surround incorporating granite style insert and hearth with coal effect fire. Door to inner lobby.

INNER LOBBY
3'0" x 2'9" (0.93 x 0.86)
Useful understairs storage cupboard, wooden flooring (matching the living room), archway opening through to the dining room.

DINING ROOM
11'10" x 11'3" (3.63 x 3.45)
Two double glazed windows to the side (letting in additional natural light), double glazed window to the rear, radiator, central chimney breast incorporating open insert, wooden flooring (matching the living room), decorative coving, door with staircase rising to the first floo.

KITCHEN
9'8" x 6'8" (2.97 x 2.05)
The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with granite style roll top work surfaces incorporating single sink and draining board with central mixer tap. Space for kitchen appliances including plumbing for washing machine, fridge/freezer and cooker, double glazed window to the side, radiator, uPVC panel and double glazed exit door to the garden, boiler cupboard housing the gas fired combination boiler for central heating and hot water purposes, with useful storage shelving beneath.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom. Decorative coving and archway. Door and further staircase rising to the top floor. Radiator with display cabinet.

BEDROOM ONE
11'5" x 11'1" (3.50 x 3.38)
Double glazed window to the front, radiator, decorative coving.

BEDROOM TWO
8'6" x 8'5" (2.60 x 2.58)
Double glazed window to the rear overlooking the rear garden, radiator, useful understairs storage cupboard, decorative coving.

BATHROOM
9'5" x 6'8" (2.88 x 2.05)
Four piece suite comprising corner shower cubicle with sliding glass screen and doors, with electric shower, separate bathtub with mixer tap and handheld shower attachment, wash hand basin with mixer tap, push flush WC. Tiling to the walls, chrome ladder towel radiator, extractor fan, spotlights, double glazed window to the rear.

INNER LANDING
Door off the landing, turning staircase rising to the first floor with decorative wood spindle balustrade rising to the top floor.

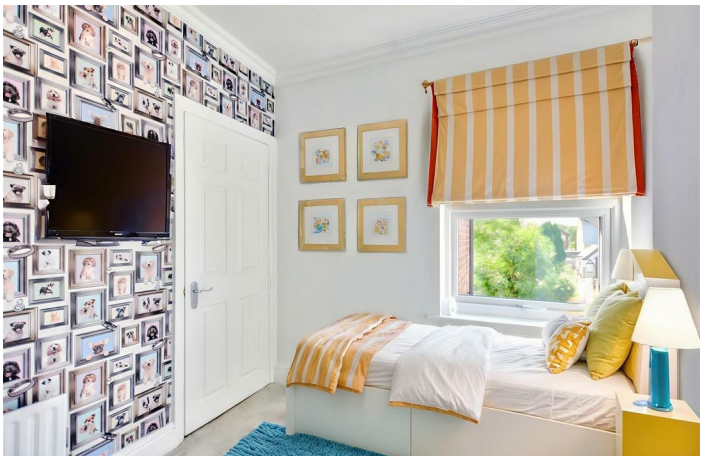
TOP FLOOR BEDROOM
Velux roof windows to both the front and rear set within a vaulted style ceiling, spotlights, radiator, eaves storage cupboard.

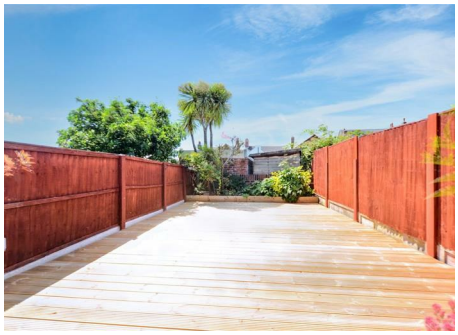
OUTSIDE
To the front of the property there is a low maintenance front garden which is block paved with an external lighting point, dwarf brick boundary wall and coping stones, access to the front entrance door.

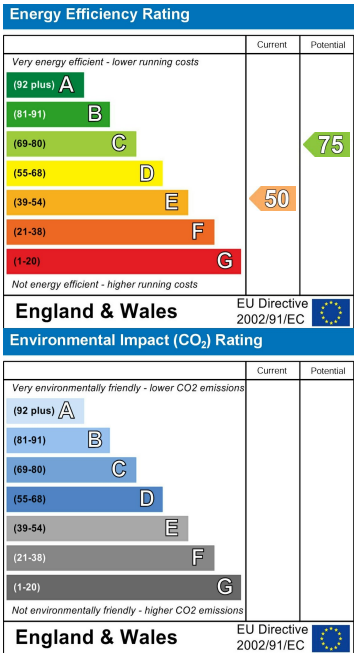
TO THE REAR
A real feature of this property is the length of the rear garden which is split into various sections, with an initial stone patio courtyard style area (ideal for entertaining) with access to a useful brick stores and an outside WC. A gravel pathway then leads down to the foot of the garden, with an artificial lawn running the length of the path, planted borders housing a variety of bushes, shrubs and trees to the boundary line. Beyond the artificial lawn there is a continuation of the decorative stone chippings leading onto an additional paved patio area with decorative stone and plum slate chippings which leads onto a spacious garden deck, external power supply, raised and planted flowerbeds towards the foot of the plot set within a brick wall and fencing to the boundary lines. From the top decking there are fantastic far reaching views over neighbouring countryside, as well as back down the garden towards the property itself.

DIRECTIONS
From our Stapleford Branch on Derby Road, proceed through Stapleford into Trowell, passing the garden centre and St Helen's Church, continue into Ilkeston. Follow the bend in the road round onto Nottingham Road and take a right hand turn past the Asda petrol station onto Greenwood Avenue. Take a right hand turn at the "T" junction and then take a left hand turn at the next "T" junction onto Andrew Avenue. 2nd left hand turn onto Wade Avenue and the property can be found on the left hand side, identified by our For Sale board.

AGENTS NOTE
Some of the internal images have virtual staging to give an impression of how to furnish the property.







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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