Robert Ellis

look no further. . .

Essex Street

, Ilkeston DE7 8FP

A TARDIS-LIKE THREE STOREY THREE BEDROOM END TOWN HOUSE.

Offers Over £115,000 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH NO UPWARD CHAIN THIS DECEPTIVELY SPACIOUS THREE STOREY THREE BEDROOM TWO RECEPTION ROOM END TOWN HOUSE SITUATED WITHIN THIS QUIET CUL DE SAC LOCATION.

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

Other benefits to the property include gas fired central heating from a combi boiler, uPVC double glazing and an enclosed, easy to maintain courtyard style rear garden.

The property sits within this quiet cul de sac of only a few properties yet is within walking distance of the shops, services and amenities on Bath Street.

There is also easy access to the nearby retail parks, Ilkeston train station and nearby transport links.

We believe that the property will make an ideal first time buy/investment opportunity and we highly recommend an internal viewing.

LOUNGE
12'0" x 11'7" (3.67 x 3.55)
uPVC panel and double glazed front entrance door, double glazed window to the front with fitted vertical blinds, meter cupboard, radiator, coving, decorative ceiling rose and telephone point. Door to lobby.

LOBBY
Within opening through to the dining room. Useful understairs storage cupboard with power and lighting.

DINING ROOM
11'11" x 11'9" (3.65 x 3.60)
Original corner fitted double cupboard door with turning staircase rising to the first floor, double glazed window to the rear with fitted vertical blinds, radiator and door to kitchen.

KITCHEN
12'10" x 5'10" (3.92 x 1.78)
The kitchen comprises a matching range of fitted base and wall storage cupboard with granite effect roll top work surfaces and matching breakfast bar area incorporating counter-level single sink and draining board with tiled splashbacks, under-counter space for washing machine, space for cooker with extractor canopy over, radiator, double glazed windows to the side and rear (both with fitted blinds), uPVC panel and double glazed exit door to garden and wall mounted gas fired combination boiler (for central heating and hot water purposes).

FIRST FLOOR LANDING
Doors to two of the three bedrooms and bathroom. Radiator. Turning staircase rising to the second floor.

BEDROOM ONE
11'11" x 11'7" (3.65 x 3.55)
Double glazed window to the front with fitted vertical blinds and useful understairs fitted wardrobe. Radiator.

BEDROOM TWO
8'9" x 8'8" (2.68 x 2.66)
Double glazed window to the rear with fitted vertical blind. Radiator.

BATHROOM
6'2" x 5'10" (1.88 x 1.80)
White three piece suite comprising bath with glass shower screen and Mira electric shower over, wash hand basin and push flush WC. Partial wall tiling, double glazed window to the rear with fitted vertical blind, extractor fan and chrome heated ladder towel radiator.

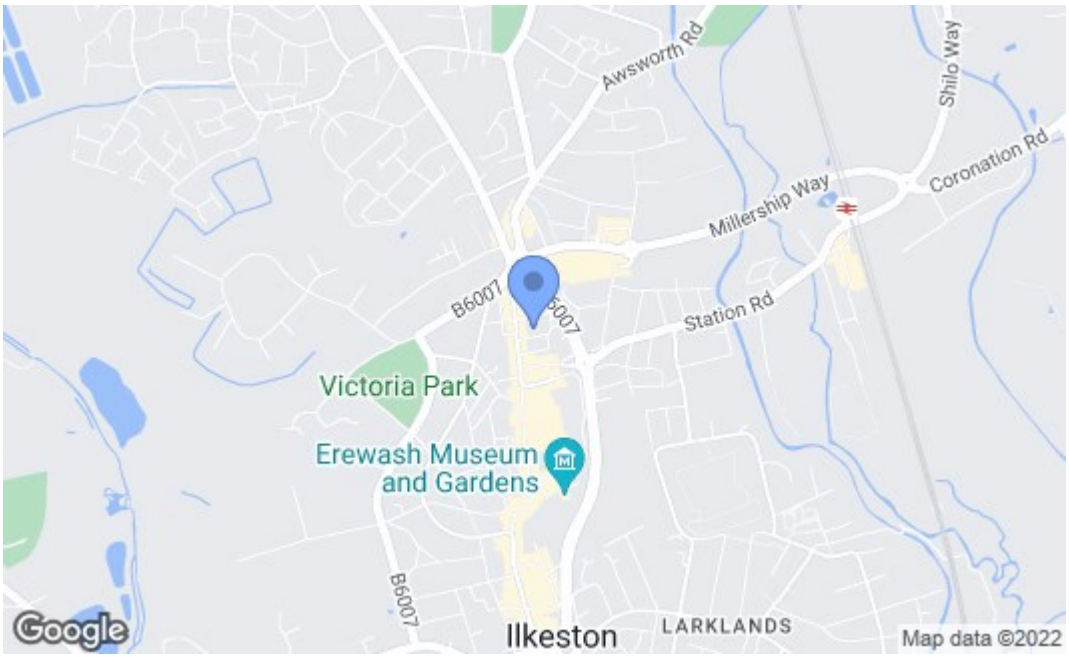
BEDROOM THREE
17'3" max x 10'4" max (5.26 max x 3.17 max)
Radiator, full height pitched ceiling and Velux roof window to the rear.

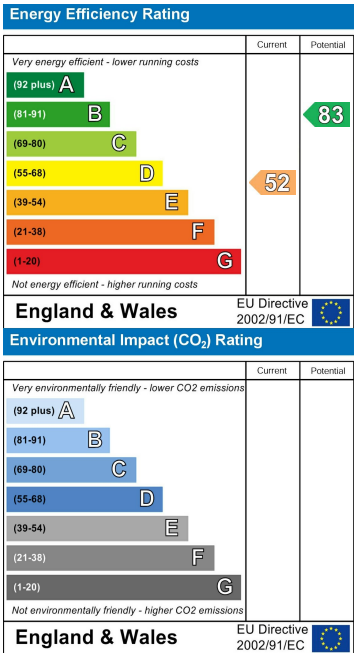
OUTSIDE
To the front of the property there is a front garden with partial dwarf brick boundary wall and pathway providing access to the front entrance door.

REAR GARDEN
Enclose courtyard style garden being easy to maintain with a block paved seating area and rear access pedestrian gate for taking the bins to the front.

DIRECTIONAL NOTE
Proceed away from Ilkeston along Chalons Way, crossing the first roundabout and proceed in the direction of the Aldi and Tesco supermarkets. At the next roundabout, turn left and take the first left again onto Bath Street. On Bath Street, take a left turn onto Stamford Street and then a right turn onto Essex Street. The property can then be found identified clearly by our For Sale board.

Ref. 7630NH





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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