



52 Heathfield Avenue
Ilkeston, DE7 5EH

£150,000 Freehold

A THREE BEDROOM SEMI DETACHED
HOUSE



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS THREE BEDROOM SEMI DETACHED HOUSE, SITUATED WITHIN THE POPULAR 'LARKLANDS' AREA OF ILKESTON.

With accommodation over two floors comprising entrance hall, living room/dining room, bathroom and kitchen to the ground floor. The first floor landing then provides access to three bedrooms.

Other benefits to the property include a spacious, recently relaid tarmac driveway to the front providing ample off-street parking, new roof covering within the last ten years, ample off-street parking and generous garden space with rear access to a detached garage at the foot of the plot.

Further benefits include gas fired central heating, double glazing and views to the rear overlooking the open space.

The property itself affords easy access to Larklands Nursery and Infants School, Potters Lock Park, a variety of shops and services with the town centre, nearby transport links including Ilkeston train station and further amenities in other easily accessible nearby towns.

An ideal first time buy or young family home and we would highly encourage an internal viewing.



ENTRANCE HALL

Composite and double glazed front entrance door, stairs to first floor, radiator, laminate flooring and door to:

LOUNGE

16'4" x 11'11" (5 x 3.65)

Double glazed bow window to the front, radiator, coving, spotlights, wall light points, media points, feature fire surround incorporating pebble effect electric fire, door to kitchen and door to:

BATHROOM

6'9" x 6'5" (2.07 x 1.96)

White three piece suite comprising panel bath with recently replaced electric shower over, wash hand basin with mixer tap and push-flush w.c. Tiled walls, chrome heated ladder towel radiator, two double glazed windows to the side, spotlights, extractor fan and opening to a useful under-stairs storage space with matching wall tiles, coat pegs and additional double glazed window to the side.

KITCHEN

15'3" x 9'1" (4.67 x 2.78)

The kitchen comprises a range of matching fitted base and wall storage cupboards with roll top worksurfaces. Inset single sink and drainer with central mixer tap and tiled splashbacks. Fitted four ring electric hob with extractor over and oven beneath, glass fronted crockery cupboard, inbuilt wine rack, plumbing for washing machine and space for under-counter kitchen appliances, wall mounted gas fired central heating boiler, radiator, two double glazed windows to the rear, UPVC panel and double glazed door to outside.

FIRST FLOOR LANDING

Loft access point to an insulated loft space, double glazed window to the side and doors to all bedrooms.

BEDROOM 1

12'0" x 11'11" (3.66 x 3.64)

Double glazed window to the front with fitted blinds, radiator and useful over-stairs storage cupboard with additional feature diamond shaped double glazed window to the front.

BEDROOM 2

12'11" x 8'11" (3.95 x 2.74)

Double glazed window with fitted blinds overlooking the rear garden and open space to the right hand side. Airing cupboard housing hot water cylinder.

BEDROOM 3

8'3" x 5'10" (2.52 x 1.8)

Double glazed window to the rear with fitted blinds and radiator.

OUTSIDE

To the front of the property is a recently relaid tarmac driveway providing ample off-street parking, side-by-side for 3/4 vehicles, recently replaced timber fencing supported by concrete post and gravel boards and access to the front composite door. The rear garden is designed for ease of maintenance with high quality artificial lawn, chipped bark flanking borders housing a variety of bushes and shrubbery, rear paved patio area and additional raised decked entertaining space. The garden itself is enclosed by timber fencing, predominantly with concrete post and gravel boards. There is an external lighting point, water tap and outhouse with power. At the foot of the plot is a detached garage, accessed from the side road with up and over door to the front, side door and window.

DIRECTIONAL NOTE

From our Stapleford branch on Derby Road, proceed to The Roach traffic lights and turn left onto Church Street. At the bend in the road, turn left onto Pasture Road and proceed in the direction of Trowell. At the mini roundabout, veer left and continue in the direction of Ilkeston, reaching the 'T' junction with St Helens Church at which point continue to the left onto Ilkeston Road, Trowell. Proceed along taking the bend in the road to the left onto Nottingham Road, Ilkeston and proceed up the hill in the direction of Ilkeston town centre. Take a right turn just after passing the ASDA filling station and continue along Greenwood Avenue. At the 'T' junction, turn left and take a second right turn passing the corner shop. Follow the road along, take an eventual right turn onto Heathfield Avenue and the property can be found on the left hand side, identified by our For Sale Board.

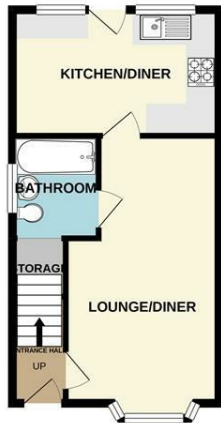
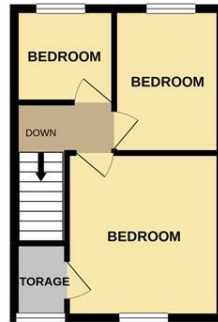
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	58
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.