Robert Ellis

look no further. . .

Cotton Lace Close
Ilkeston, Derbyshire DE7 4RU

A NEARLY NEW, TWO BEDROOM SEMI DETACHED HOUSE ON A SHARED OWNERSHIP BASIS

50% Shared Ownership
£90,000 Leasehold

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ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET, WITH NO UPWARD CHAIN, THIS 50% SHARED OWNERSHIP PROPERTY IS BEING SOLD IN CONJUNCTION WITH FUTURES HOUSING GROUP, CONSTRUCTED IN THE SUMMER OF 2020

This two double bedroom semi detached house is positioned within a quiet little cul de sac, where the Cotton Mill factory once stood.

The property benefits from accommodation over two floors comprising entrance hallway, cloaks/w.c., kitchen to the front and rear living room to the ground floor. The first floor landing then provides access to two double bedrooms and bathroom.

The property benefits from gas fired central heating, double glazing, off street parking to the side of the property and enclosed garden.

As previously mentioned, the property is being sold in conjunction with Futures Housing Group on a 50% ownership basis, with rent payable for the other 50% share of £218.25 per month. This total includes the service charge arrangement.

The property itself is positioned within easy access of the shops and services within Ilkeston town centre. There is also easy access to good healthcare needs, schooling if required and transport links including the A606, M1 and Ilkeston Train Station.

The successful bidder would have to be approved by Futures Housing Group as part of their shared ownership scheme and the property would therefore make an ideal first time buy.

We highly recommend an internal viewing.

ENTRANCE HALL
11'2" x 3'2" (3.42 x 0.98)
Composite and double glazed front entrance door, door living room and kitchen, doors to downstairs cloaks/w.c., radiator and storage cupboard.

CLOAKS/W.C.
7'4" x 3'1" (2.25 x 0.96)
Modern white two piece suite comprising push-flush w.c. and wash hand basin with mixer tap and tiled splashboard, double glazed window to the front, radiator and extractor fan.

LIVING ROOM
16'11" x 13'1" (5.17 x 4.01)
Double glazed window to the rear with fitted blinds, UPVC panel and double glazed door opening out to the rear garden, radiator, additional double glazed window to the side with further fitted blinds, radiator and staircase rising to the first floor.

KITCHEN
10'3" x 6'1" (3.14 x 1.87)
The kitchen is equipped with a range of matching fitted base and wall storage cupboards with roll top work surfacing incorporating single sink and drainer with central mixer tap and splashboards to match the worktops, fitted counter-top four ring gas hob with extractor over and oven beneath, plumbing for washing machine, space for full height fridge/freezer, boiler cupboard housing the gas fired central heating combination boiler. Double glazed window to the front with fitted blinds, LED spotlights and radiator.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom, loft access point to an insulated loft space and radiator.

BEDROOM 1
13'1" x 10'5" (4.01 x 3.19)
Two double glazed windows to the front with fitted blinds, radiator, t.v. and telephone points.

BEDROOM 2
13'2" x 9'3" (4.02 x 2.84)
Two double glazed windows to the rear with fitted blinds, radiator, wall mounted power points with inbuilt USB chargers and useful over the stairs storage cupboard with shelving.

BATHROOM
7'0" x 6'11" (2.15 x 2.13)
Modern, nearly new three piece suite comprising panel bath with glass shower screen, central mixer tap and mains fed hand-held shower attachment over, wash hand basin with mixer tap and push-flush w.c. Decorative splashboards, double glazed window to the side, wall mounted heated chrome ladder towel radiator, shaver point and extractor fan.

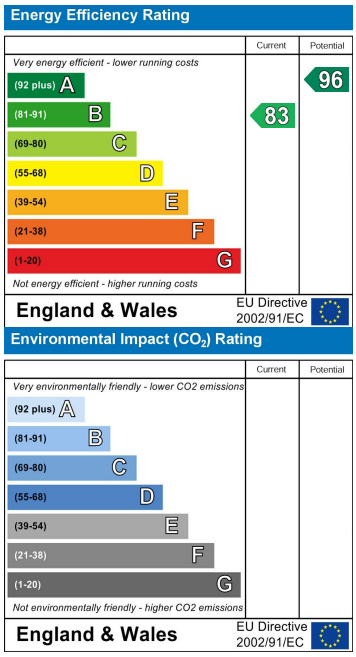
OUTSIDE
To the front of the property is a chipped bark decorative border and pathway providing access to the front of the property, whilst a side block paved driveway feeds down the right hand side of the property providing off-street parking with gated pedestrian access leading to the rear garden. The rear garden is enclosed by timber fencing with concrete post and gravel boards to the boundary line. The garden is predominantly lawed with two separate paved patio seating areas and pedestrian access leading back to the driveway.

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 road turn left onto Pasture Road and proceed in the direction of Trowell. At the mini traffic island veer left and continue towards Trowell Garden Centre, proceeding along to the 'T' junction adjacent to St Helen's Church in Trowell. At this 'T' junction veer left and continue along Ilkeston Road, following the bend in the road round to the left onto Nottingham Road, Ilkeston. Proceed up the hill and take an eventual left hand turn at the mini roundabout onto Cavendish Road and take an eventual left hand turn onto Lower Wirksworth Road. At the 'T' junction, turn right onto Little Hallam Lane and take the second left into Cotton Lace Close. The property can the be found towards the end of the cul de sac, identified by our For Sale Board.

Ref: 7337nh

AGENTS NOTE
The property is being sold in conjunction with Futures Housing Group on a 50% shared ownership basis with a rent payable of £218.25 for the residual share. the successful applicant would first need to be approved by Futures Housing Group as part of their scheme before the legal process can take place. For further details, contact Robert Ellis on 0115 949 0044

SHARED OWNERSHIP
You can apply to be accepted for the scheme via the following link -
https://www.helptobuyagent2.org.uk/apply-online/register-with-us



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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