

## FOR SALE

**Mill Street  
Ilkeston, Derbyshire  
DE7 8GQ**



### **ASKING PRICE: £119,950**

- A Recently Renovated End of Terrace Home
- Located Within a Well-Connected Part of Ilkeston With Easy Access to Amenities
- Suitable For FTB, Downsizers & Investors
- Lounge, Dining Kitchen, Bathroom & Two Well Proportioned Bedrooms
- Low Maintenance Rear Enclosed Yard
- Offered With No Chain



## Location

This property is located on Mill Street, which is between Wood Street and Canal Street, near to Station Road and the A6007 Chalons Way, in Ilkeston. Nearby amenities include The Albion Shopping Centre, schools such as Chaucer Junior School and nurseries, Ilkeston Railway Station providing easy access to Derby, Nottingham and major commuter routes, local shops, cafes, supermarkets and much more.

## Description

A beautifully presented and recently renovated end of terrace home, perfectly situated in a convenient and well-connected part of Ilkeston. This property offers a blend of convenience, modern style and is ready to move into.

The accommodation briefly comprises; a lounge, spacious dining kitchen, further kitchen area, bathroom and two well proportioned bedrooms. Externally, the property benefits from a private, enclosed rear yard providing a low maintenance outdoor space.

This property is suitable for first time buyers, downsizers and investors and is offered with no chain.

## Accommodation

All measurements are approximate:

### Lounge - 10' 0" x 12' 1" (3.05m x 3.68m)

Door to front, double glazed window to front, radiator, power points, pendant light fitting.

### Storage cupboard

Under stairs storage cupboard.

### Dining Kitchen - 9' 10" x 12' 9" (2.99m x 3.88m)

Double glazed window to rear, wall mounted units, base units and drawers set beneath a worktop, tile splashback surrounds, radiator, power points, pendant light fitting, door to stairs with access to first floor, open to:

### Kitchen - 5' 5" x 7' 7" (1.65m x 2.31m)

Double glazed door to side, double glazed window to side, stainless steel sink, wall mounted units, base units, tile splashback surrounds, radiator, power points, pendant light fitting.

### Bathroom - 5' 11" x 6' 10" (1.80m x 2.08m)

Double glazed window to rear, panelled bath with shower over, low level WC, pedestal wash hand basin, radiator, pendant light fitting.

### Bedroom One - 10' 2" x 12' 3" (3.10m x 3.73m)

Double glazed window to front, built in cupboard, radiator, power points, pendant light fitting.

### Bedroom Two - 10' 2" x 12' 3" (3.10m x 3.73m)

Double glazed window to rear, radiator, power points, pendant light fitting.

## Outside

Enclosed yard to rear.

## Tenure

Freehold.

## EPC

Band D.

## Council Tax

The property falls within Band A.

## Services

The services, fittings and appliances (if any) have not been tested by the agents.

## Local Authority

Erewash Borough Council.

## Kal Sangra, Shonki Brothers Ltd

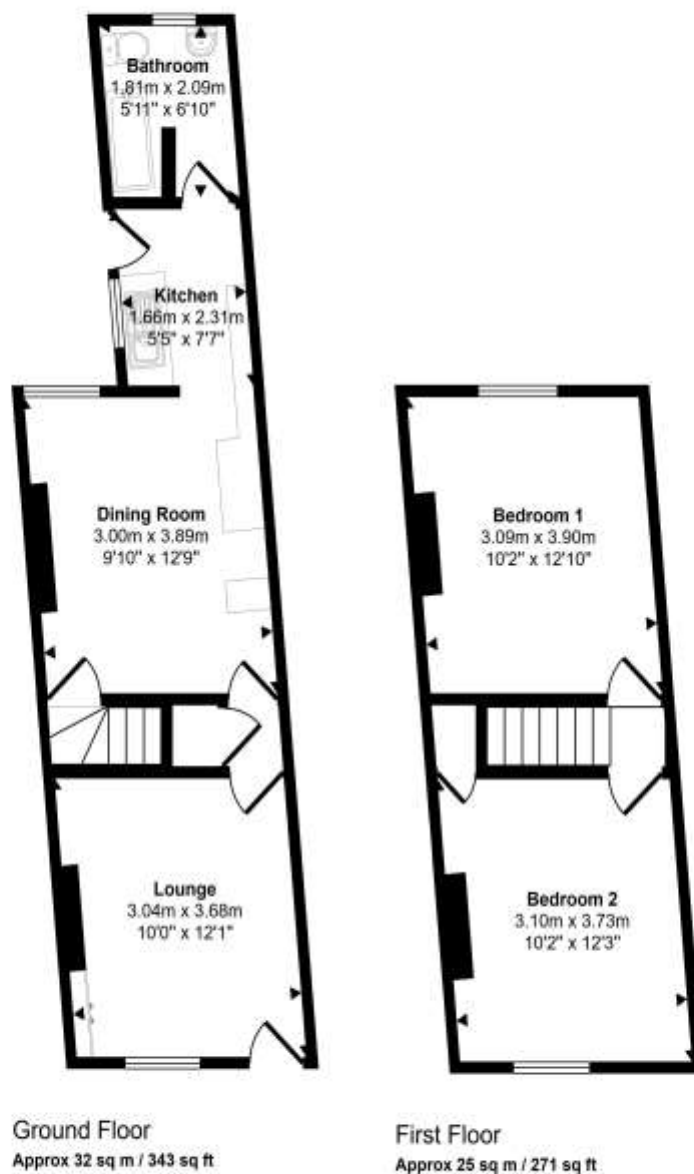
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Approx Gross Internal Area  
57 sq m / 614 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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**Health & Safety:** You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

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