

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

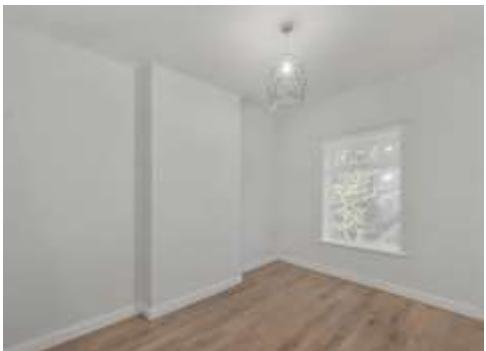
Erewash Borough Council.

Kal Sangra, Shonki Brothers Ltd

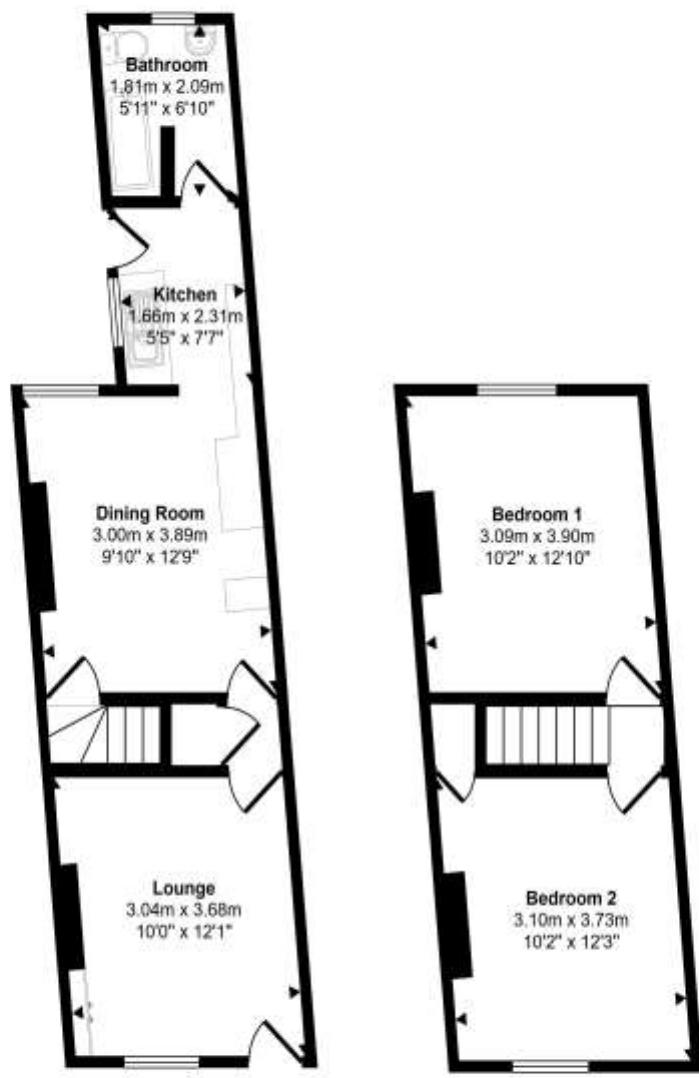
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Approx Gross Internal Area
57 sq m / 614 sq ft



Ground Floor
Approx 32 sq m / 343 sq ft

First Floor
Approx 25 sq m / 271 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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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

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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