



58 Lower Stanton Road, Ilkeston, DE7 4RN

£200,000

RENSHAW ESTATES are Excited to offer this BEAUTIFULLY PRESENTED THREE BED Semi Detached * Driveway * REFITTED BATHROOM * Bay Fronted Lounge * CONSERVATORY * Enclosed Rear Garden with Utility & W.C. * MULTI BURNER * Virtual Video Tour Available *



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ENTRANCE HALL

Feature stained glass double glazed door, window, radiator, stairs to first floor, understairs cupboard with window to side.

LOUNGE 4.4M X 3.6M (14'5" X 11'10")

Double glazed Bay window, radiator, feature fireplace with gas fire.

DINING ROOM 4.3M X 3M (14'1" X 9'10")

Radiator, feature fireplace with Multi burner fire, archway into...

CONSERVATORY 3.3M X 3.2M (10'10" X 10'6")

UPVC double glazed French doors and windows, tiled flooring.

KITCHEN 3.2M X 2.4M (10'6" X 7'10")

UPVC double glazed window, radiator, wall and base units with roll edge worktops, tiled splash backs, gas hob, electric oven, extractor hood, single drainer sink, door.

LANDING

Window, radiator, loft access with pull down ladders to loft space with light and two Velux windows, over stairs storage cupboard.

BEDROOM 4.3M X 3.3M (14'1" X 10'10")

UPVC double glazed window, radiator, fitted shelving, views to rear.

BEDROOM 3.4M X 3.3M (11'2" X 10'10")

Window, radiator, storage cupboard.

BEDROOM 3.2M X 2.4M (10'6" X 7'10")

UPVC double glazed window, radiator, fitted wardrobe, views to rear.

BATHROOM 2M X 1.7M (6'7" X 5'7")

Feature window, chrome heated towel rail, 'L' shaped panelled bath with shower over, pedestal wash basin, close coupled W.C., tiled splash backs, ceiling spotlights.

OUTSIDE

Front: Slabbed driveway.

Rear: Enclosed garden with slabbed and gravelled patio areas, timber shed, planted borders and...

SIDE PORCH

Giving access to..

UTILITY 2.4M X 1.7M (7'10" X 5'7")

Brick built with window and access to...

W.C.

Window, close coupled W.C., wash basin, part tiled walls.

EPC INFORMATION

Energy Efficiency Rating = TBC

CURRENT COUNCIL TAX BAND B

MORTGAGE & SOLICITORS..

We have you covered with everything under one roof.

Please get in touch to discuss how we can help with your mortgage and your conveyancing with our recommended solicitors

ANTI MONEY LAUNDERING

In order for us to comply with current regulations, we will require evidence of identification for any prospective purchaser. We ask for your prompt co-operation so as not to delay the negotiation or sales process.

ADDITIONAL INFORMATION

These particulars do not constitute any part of the offer or contract. All measurements are approximate. Any mentioned appliances and services to be included in the sale have not been tested by ourselves and accordingly we

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recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

We are members of the Property Redress Scheme: www.theprs.co.uk

