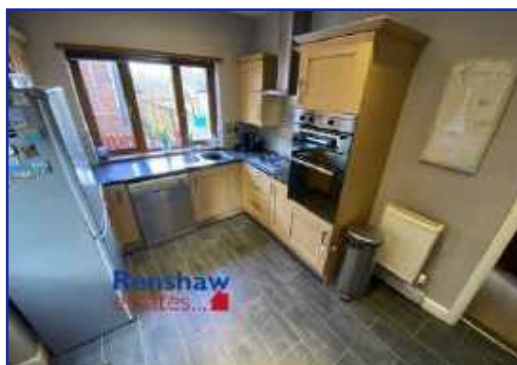




66 Manners Road, Ilkeston, DE7 5HB

Offers over £200,000

RENSHAW ESTATES are Excited to offer this BEAUTIFULLY PRESENTED THREE BED Semi Detached * Driveway & Garage * REFITTED KITCHEN * Two Reception Rooms * OPPOSITE VICTORIA PARK * Virtual Video Tour Available * VIEWING ADVISED *



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ENTRANCE HALL

UPVC double glazed door, stairs to first floor, radiator.

W.C.

UPVC double glazed window, chrome heated towel rail, close coupled W.C., wash basin.

LOUNGE 4.1M X 3.6M (13'5" X 11'10")

UPVC double glazed window, radiator, feature fireplace with gas fire.

KITCHEN 4.1M X 2.7M (13'5" X 8'10")

UPVC double glazed door and window, radiator, wall and base units with roll edge worktops, tiled splash backs, gas hob, double electric oven, stainless extractor hood, 1½ drainer stainless sink, ceiling spotlights.

DINING ROOM 3.9M X 3.5M (12'10" X 11'6")

UPVC double glazed sliding patio doors, radiator, feature fireplace with gas fire, wooden flooring.

LANDING

UPVC double glazed window, loft access.

BEDROOM 4M X 3.7M (13'1" X 12'2")

UPVC double glazed window, radiator, fitted wardrobes.

BEDROOM 3.9M X 3.3M (12'10" X 10'10")

UPVC double glazed window, radiator, radiators.

BEDROOM 2.8M X 2.7M (9'2" X 8'10")

UPVC double glazed window, radiator.

BATHROOM 1.8M X 1.8M (5'11" X 5'11")

UPVC double glazed window, radiator, corner bath with shower over, pedestal

wash basin, airing cupboard with Combination boiler, tiled walls.

W.C.

UPVC double glazed window, close coupled W.C., tiled walls and flooring, ceiling spotlights.

OUTSIDE

Front: Gravelled garden.

Rear: Timber decked and slabbed patio with steps leading to gravelled driveway...

GARAGE 5.6M X 4.5M (18'4" X 14'9")

Up and over door, door, power and light.

EPC INFORMATION

Energy Efficiency Rating = D

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

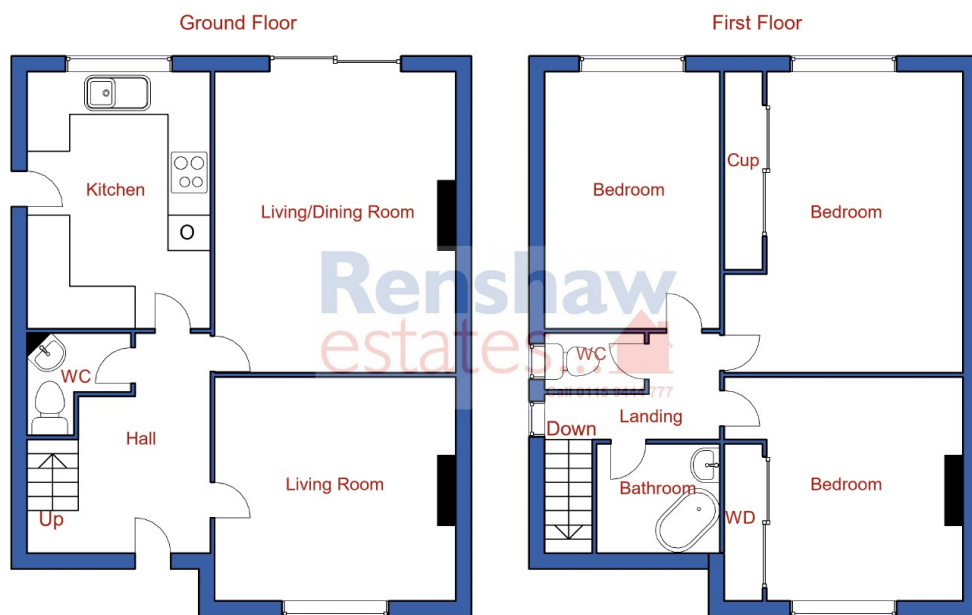
These particulars do not constitute any part of the offer or contract. All measurements are approximate. Any mentioned appliances and services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in

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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





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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