



31 Beauvale Drive, Ilkeston DE7 8RU

No Onward Chain £125,000



This traditional ex-authority three bedroom semi-detached property offers vacant possession. NO UPWARD CHAIN

The property in brief comprises of kitchen diner and hallway leading to the lounge. To the first floor landing there are three bedrooms and bathroom. Outside to the front there is ample off-road parking. A gate leads to the rear access with enclosed garden and outbuildings.

ENTRANCE HALL

With UPVC double glazed window to the front elevation and UPVC double glazed door. Wall mounted radiator, skirting boards to coving, understairs storage and laminated flooring.

KITCHEN DINER to chimney recess 10'1" x 13'4" (to chimney recess 3.09m x 4.07)

Benefiting from a large spacious kitchen with base to eyelevel units with rolltop worksurfaces and splashback tiles. Stainless steel sink and drainer, UPVC double glazed window to the front elevation, spaces for kitchen appliances, UPVC double glazed door to the side elevation, space for cooker with overhead extractor fan, wall mounted radiator, vinyl flooring and skirting boards.



LOUNGE 10'1" x 17'10" (3.09m x 5.46m)

This room offers lots of natural light, with double UPVC double glazed patio doors to the rear elevation, UPVC double glazed window to the rear, feature fire surround with electric fire, skirting boards, carpeted and wall mounted radiator.



STAIRS AND LANDING

Having balustrade and handrail, loft access to the landing and built in airing cupboard.

BATHROOM 5'5" x 7'0" (1.67m x 2.14m)

Comprising of a three-piece suite of a panelled bath with overhead mixer shower, low level WC and wall mounted sink. Splashback tiles, wall mounted radiator, vinyl flooring and UPVC double glazed window to the rear.



BEDROOM ONE 12'4" x 7'0" (3.76m x 2.14m)

UPVC double glazed window to the front elevation, further UPVC window to the side, wall mounted radiator, carpeted and skirting boards.



BEDROOM THREE 9'1" x 7'7" (2.78m x 2.33m)

UPVC double glazed window to the front elevation, wall mounted radiator, built in cupboard, laminated flooring and skirting boards.



BEDROOM TWO 9'2" x 10'5" (2.81m x 3.20m)

UPVC double glazed window to the rear elevation, wall mounted radiator, carpeted, skirting boards and built-in wardrobe with hanging space.



OUTSIDE

To the rear is an enclosed garden with a large patio area. Three steps lead up to a lawn with raised

borders, mature shrubs and brick built outbuildings to the side. To the front there is ample parking for two cars and two planted borders.



All measurements are approximate and a general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

Whilst we endeavour to make ourselves particularly accurate every attempt on property description has been made to ensure accuracy they must not be relied on.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

67-69 South Street, Ilkeston, Derbyshire, DE7 5QQ

T: 0115 9444910

sales@ipsestates.com | lettings@ipsestates.com

www.ipsestates.com

