



55 Millfield Road, Ilkeston, DE7 5DL

**£140,000**

RENSHAW ESTATES are Proud to offer this Well Presented TWO BED SEMI-DETACHED \* No Upward Chain \* KITCHEN & UTILITY \* Downstairs WC \* CENTRAL LOCATION \* Generous Garden \* MODERN BATHROOM \* Internal Viewing Highly Advised \* VIDEO TOUR AVAILABLE \*



# 55 Millfield Road, Ilkeston, DE7 5DL

## LOUNGE 3.5M X 3.5M (11'6" X 11'6")

UPVC double glazed door and window, radiator, feature fireplace.

## DINING ROOM 4.8M X 3.5M (15'9" X 11'6")

UPVC double glazed window, two radiators.

## KITCHEN 3.9M X 1.9M (12'10" X 6'3")

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

## UTILITY 1.9M X 1.3M (6'3" X 4'3")

UPVC double glazed window, roll edge worktops, Baxi combination boiler, tiled flooring.

## W.C.

UPVC double glazed window, wash basin, low level W.C., tiled walls.

## LANDING

Loft access.

## BEDROOM 3.5M X 3.5M (11'6" X 11'6")

UPVC double glazed window, radiator.

## BEDROOM 3.7M X 2.6M (12'2" X 8'6")

UPVC double glazed window, radiator, over stairs storage cupboard.

## BATHROOM 3.9M X 2M (3.9M X 6'7")

Three UPVC double glazed windows, radiator, heated towel rail, panelled bath, corner shower cubicle with dual rainfall shower over, wash basin, close coupled W.C., tiled splash backs, ceiling spotlights.

## OUTSIDE

Front: Walled forecourt.

Rear: Enclosed garden laid to lawn with a block paved patio area and timber shed.

## EPC INFORMATION

Energy Efficiency Rating = E

## CURRENT COUNCIL TAX BAND

A

## 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 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.

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We are members of the Property  
Redress Scheme: [www.theprs.co.uk](http://www.theprs.co.uk)

