



7 Back Lane, Ilkeston, DE7 8EJ

Offers over £80,000

RENSHAW ESTATES are pleased to offer this ONE BED SEMI DETACHED & STUDY * Neutral Decor *
REFITTED KITCHEN * CLOSE TO BUS ROUTES & AMENITIES * COMBI BOILER * Viewing Advised *
IDEAL INVESTMENT OR FIRST BUY * Low Maintenance * NO UPWARD CHAIN *



7 Back Lane, Ilkeston, DE7 8EJ

ENTRANCE PORCH

UPVC double glazed door and window to front, UPVC double glazed windows to side, door into Lounge, tiled floor.

LOUNGE 3.7M x 3M (12'2" x 9'10")

Feature fireplace, radiator, laminate flooring.

KITCHEN 3M x 2.9M (9'10" x 9'6")

UPVC double glazed window to side, range of wall and base units with roll edge worktops, tiled splash backs, electric oven & hob, stainless extractor hood, single drainer sink, laminate flooring, stairs to first floor, under stairs storage cupboard, radiator.

STORAGE ROOM

Base units with roll edge worktops.

UTILITY ROOM

Combination boiler, space and plumbing for washer, laminate flooring.

SHOWER ROOM 2.1M x 1.4M (6'11" x 4'7")

Single shower cubicle, close coupled WC, pedestal wash basin, radiator, tiled walls.

FIRST FLOOR

DRESSING ROOM / STUDY 3.3M x 2.9M (10'10" x 9'6")

UPVC double glazed window to side, loft access.

BEDROOM 3.7M x 3M (12'2" x 9'10")

UPVC double glazed window to front, radiator.

CURRENT COUNCIL TAX BAND

A

EPC INFORMATION

Energy Efficiency Rating = D

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.

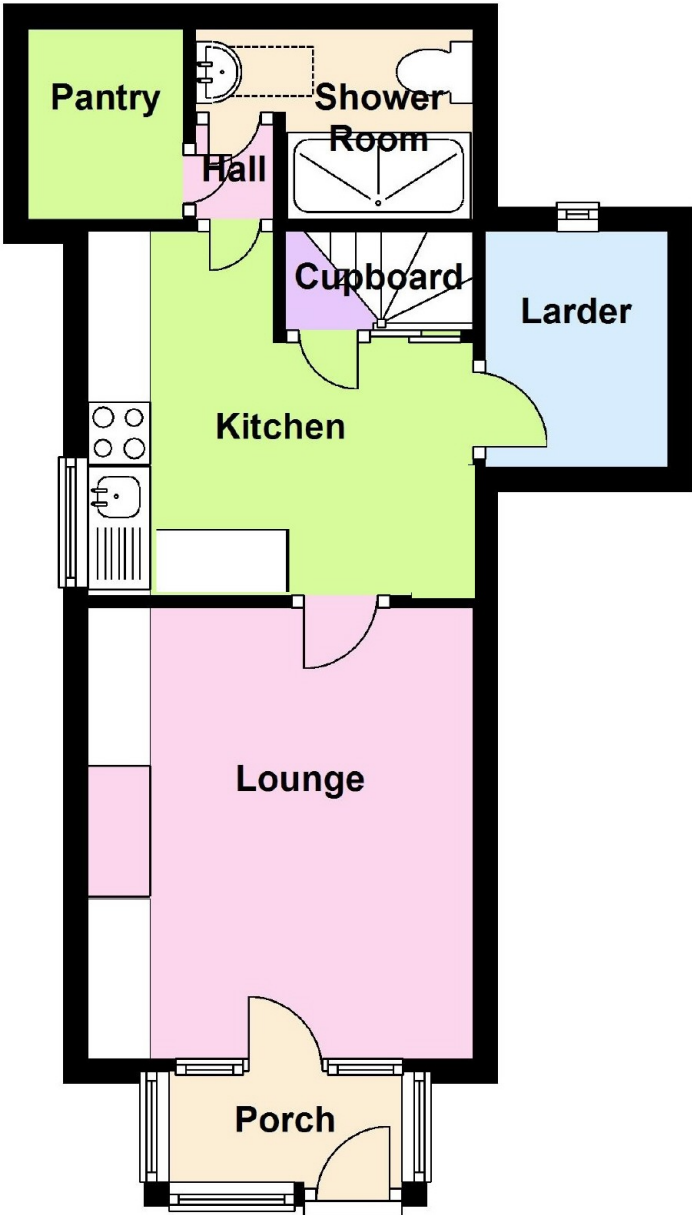
ADDITIONAL INFORMATION

These particulars do not constitute any part of the offer or contract. Measurements are approx. Mentioned appliances and services to be included in the sale have not been tested by ourselves and 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 details 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.

7 Back Lane, Ilkeston, DE7 8EJ



Ground Floor



First Floor

