



13 Millfield Road, Ilkeston, DE7 5DL

£160,000

RENSHAW ESTATES are Proud to offer this Well Presented THREE BED SEMI-DETACHED *
Landscaped Garden * KITCHEN & UTILITY * Downstairs WC * CENTRAL LOCATION * MODERN
BATHROOM * Internal Viewing Highly Advised * VIDEO TOUR AVAILABLE *



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DINING ROOM 3.6M X 3.4M

(11'10" X 11'2")

UPVC double glazed door and window, radiator, feature fireplace with electric fire.

LOUNGE 3.8M X 3.6M (12'6" X 11'10")

UPVC double glazed door, radiator, under stairs storage cupboard, stairs to first floor, arch into...

KITCHEN 3.7M X 2M (12'2" X 6'7")

Two UPVC double glazed windows, wall and base units with roll edge worktops, tiled splash backs, gas hob, electric oven, stainless extractor, 1 ½ stainless sink, combination boiler, ceiling spotlights.

UTILITY ROOM 3.7M X 2M (12'2" X 6'7")

UPVC double glazed door, wall units, roll edge worktops, tiled splash backs, ceiling spotlights.

WC

UPVC double glazed window, chrome heated towel rail, vanity wash basin, close coupled WC, ceiling spotlights.

LANDING

Radiator.

BEDROOM 3.6M X 3.4M (11'10" X 11'2")

UPVC double glazed window, radiator.

BEDROOM 3.7M X 2.1M (12'2" X 6'11")

UPVC double glazed window, radiator.

BEDROOM 2.6M X 1.8M (8'6" X 5'11")

UPVC double glazed window, radiator, over stairs storage cupboard with loft access.

OUTSIDE

Front: Walled forecourt.

Rear: Landscaped rear garden with slabbed and decked patio areas and artificial lawn.

EPC INFORMATION

Energy Efficiency Rating = F

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. 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.

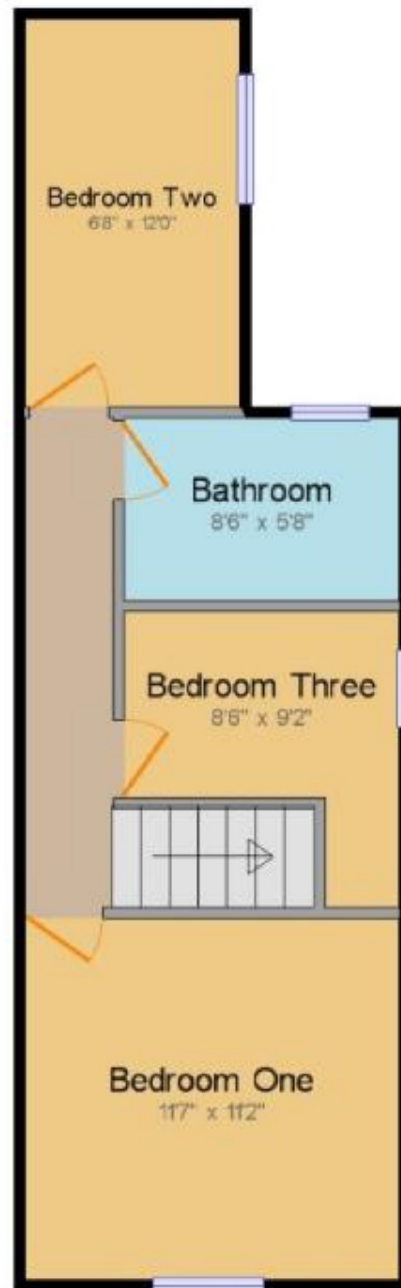
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We are members of the Property
Redress Scheme: www.theprs.co.uk





Ground Floor



1st Floor

Total approx floor area: 814.8 ft² (75.7 m²)
 Ground Floor: 423.7 ft² (39.4 m²)
 1st Floor: 391.1 ft² (36.3 m²)