



77 Millfield Road, Ilkeston, DE7 5DL

£150,000

RENSHAW ESTATES are Proud to offer this Recently Renovated TWO BED SEMI-DETACHED * Enclosed Garden & Outbuilding * KITCHEN * Bathroom & Separate W.C. * CENTRAL LOCATION * MODERN DECOR * Internal Viewing Highly Advised * VIDEO TOUR AVAILABLE *



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ENTRANCE HALL

Door & Double glazed window, radiator, stairs to first floor, under stairs storage cupboard.

LOUNGE 4M X 3.8M (13'1" X 12'6")

Double glazed Bay window, radiator, feature fireplace.

DINING ROOM 4M X 3.8M (13'1" X 12'6")

Two double glazed windows, radiator, feature fireplace.

REAR HALL

Double glazed door.

KITCHEN 3.6M X 2.1M (11'10" X 6'11")

Two double glazed windows, radiator, wall and base units with roll edge worktops, tiled splash backs, gas hob, electric oven, extractor hood, stainless sink, radiator, Combination boiler.

LANDING

Two double glazed windows, loft access, radiator.

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

Double glazed window, radiator, range of fitted wardrobes.

BEDROOM 4M X 2.9M (13'1" X 9'6")

Two double glazed windows, radiator, wardrobe.

W.C.

Double glazed window, radiator, close coupled W.C.

BATHROOM 3.1M X 2.1M (10'2" X 6'11")

Double glazed window, panelled bath, vanity wash basin, shower cubicle, radiator, tiled splash backs.

OUTSIDE

Front: Walled forecourt.

Rear: Enclosed garden mainly laid to lawn with slabbed patio and brick outbuilding.

EPC INFORMATION

Energy Efficiency Rating = D

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



