



40 Gordon Street, Ilkeston, DE7 5LQ

O.I.R.O £125,000

RENSHAW ESTATES are excited to offer this TWO BEDROOM & STUDY, SEMI DETACHED * In need of Modernisation * DETACHED DOUBLE GARAGE with WORKSHOP * Combination Boiler * NO UPWARD CHAIN * Two Receptions * UTILITY & W.C. * UPVC Double Glazed * Driveway * Virtual Video Tour *



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ENTRANCE HALL

UPVC double glazed door and window, radiator, stairs to first floor.

LOUNGE 4.1M X 3.7M (13'5" X 12'2")

UPVC double glazed bay window, UPVC double glazed window, radiator, feature fireplace with gas fire.

DINING ROOM 4.2M X 4.1M (13'9" X 13'5")

UPVC double glazed window, radiator, feature fireplace, under stairs storage cupboard.

KITCHEN 2.4M X 1.8M (7'10" X 5'11")

UPVC double glazed window, radiator, wall and base units with roll edge worktops, tiled splash back, single drainer sink.

UTILITY 1.6M X 1.2M (5'3" X 3'11")

UPVC double glazed door & window, wall and base units with roll edge worktops, single drainer sink, tiled splash backs.

WC

UPVC double glazed window, low level W.C.

LANDING

BEDROOM 4.1M X 3.6M (13'5" X 11'10")

Two UPVC double glazed windows, radiator.

BEDROOM 3M X 2.4M (9'10" X 7'10")

UPVC double glazed window, radiator.

STUDY/NURSERY 2M X 1.4M (6'7" X 4'7")

UPVC double glazed window, radiator, 'Baxi' combination boiler, access to loft via pull down ladders.

LOFT 4.2M X 4.2M (13'9" X 13'9")

Boarded floors and UPVC double glazed window.

BATHROOM 3.1M X 1.7M (10'2" X 5'7")

UPVC double glazed window, radiator, panelled bath with shower over, pedestal wash basin, low level W.C., storage cupboard, tiled splash backs.

OUTSIDE

Front: Slabbed patio, tarmac drive & car port.

Rear: Garden laid to lawn and tarmac drive.

DOUBLE GARAGE 5.3M X 5.2M (17'5" X 17'1")

Two garage doors, 1 is electric, power & light, workshop.

EPC INFORMATION

Energy Efficiency Rating = TBC

CURRENT COUNCIL TAX BAND B

NEED A COMPETITIVE MORTGAGE?

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

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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.

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

