



24 Wharncliffe Road, Ilkeston, DE7 5HF

£150,000

RENSHAW ESTATES are Proud to offer this Well Presented BAY FRONTED, THREE BED TERRACED
* Enclosed Garden * DINING KITCHEN & UTILITY * Close to Victoria Park * CENTRAL LOCATION *
Internal Viewing Highly Advised * VIDEO TOUR AVAILABLE *



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ENTRANCE HALL

Composite door with original feature etched window inset, radiator, stairs to first floor.

LOUNGE 4.4M X 3.5M (14'5" X 11'6")

UPVC double glazed Bay window, radiator, feature electric fire, ceiling spotlights.

DINING KITCHEN

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

UPVC double glazed door, two radiators, under stairs storage cupboard, ceiling spotlights, opening into...

KITCHEN AREA 3.1M X 2.8M (10'2" X 9'2")

Two UPVC double glazed windows, base units, roll edge worktops, stainless sink, electric oven, hob, stainless extractor hood, ceiling spotlights, tiled walls.

UTILITY 2.1M X 1.7M (6'11" X 5'7")

UPVC double glazed door and window, base units with worktop, Worcester Combination boiler, ceiling spotlights.

LANDING

Loft access, ceiling spotlights, radiator.

BEDROOM 4.6M X 3.6M (15'1" X 11'10")

Two Sash windows, radiator, feature fireplace, ceiling spotlights.

BEDROOM 3.1M X 2.8M (10'2" X 9'2")

UPVC double glazed window, radiator, ceiling spotlights.

BEDROOM 2.8M X 2.5M (9'2" X 8'2")

UPVC double glazed window, radiator, ceiling spotlights.

BATHROOM 2.8M X 1.6M (9'2" X 5'3")

Radiator, panelled bath, pedestal wash basin, close coupled W.C, ceiling spotlights.

OUTSIDE

Front: Walled forecourt.

Rear: Enclosed garden with slabbed patio areas, block paved path, feature pond, timber shed.

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

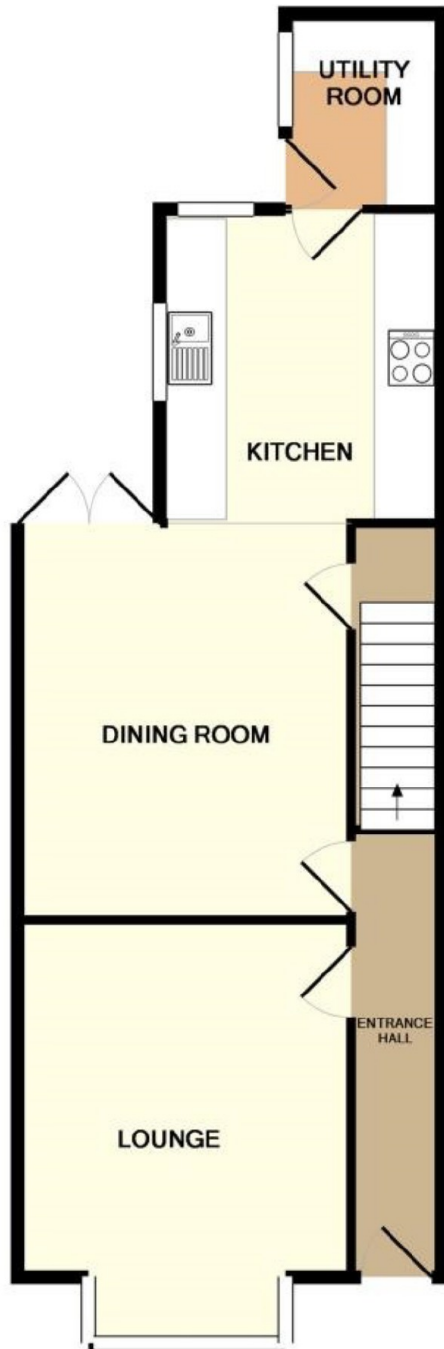
These particulars do not constitute any part of the offer or contract. Measurements are approx. Mentioned appliances and services to be included in the sale have not been tested by ourselves and we recommend that all interested parties satisfy themselves as to the condition and working order prior to 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

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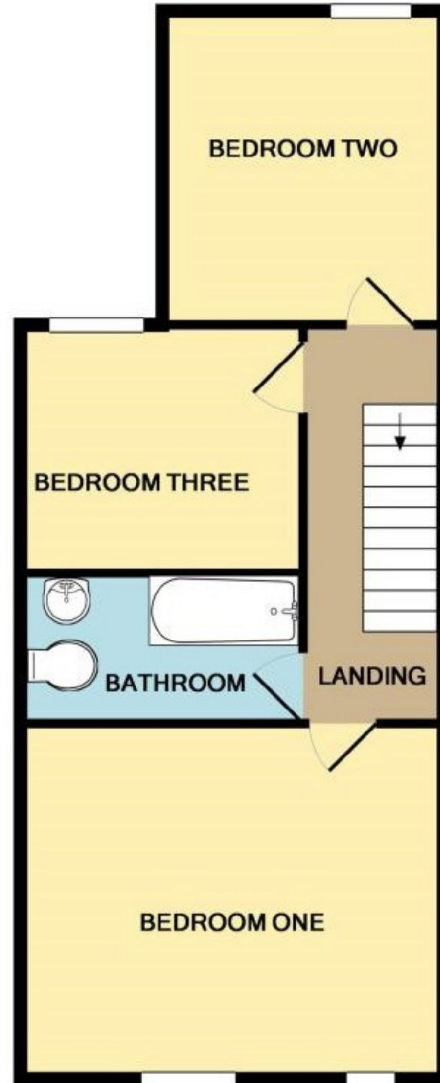
particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.

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





GROUND FLOOR



1ST FLOOR