



12 Longfield Crescent, Ilkeston, DE7 4DE

£180,000

RENSHAW ESTATES are Thrilled to offer this EXTENDED, THREE BED SEMI-DETACHED * Driveway & Garage * NO UPWARD CHAIN * Large Rear Garden * POPULAR CUL-DE-SAC * Some Modernisation Required * GLOW WORM COMBI BOILER * Video Tour Available *



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ENTRANCE HALL

UPVC double glazed door and window, radiator, stairs to first floor, under stairs storage cupboard with window.

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

Double glazed Bay window, radiator, feature fireplace with gas fire.

DINING ROOM 3.6M X 3.6M (11'10" X 11'10")

Double glazed sliding patio doors, radiator, feature fireplace with electric fire.

KITCHEN 4.4M X 1.8M (14'5" X 5'11")

Two double glazed windows, radiator, wall and base units with worktops, stainless sink, tiled splash backs, 'Glow-Worm' Combination boiler.

ADDITIONAL RECEPTION 3.2M X 2.8M (10'6" X 9'2")

UPVC double glazed sliding patio doors, double glazed door.

LANDING

Double glazed window, radiator, loft access.

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

Double glazed window, radiator.

BEDROOM 3.4M X 3M (11'2" X 9'10")

Double glazed window, radiator, fitted wardrobes.

BEDROOM 2.2M X 2.1M (7'3" X 6'11")

Double glazed window, radiator.

BATHROOM 2.1M X 2M (6'11" X 6'7")

Double glazed window, chrome heated towel rail, panelled bath with shower over, pedestal wash basin, close coupled W.C., tiled walls, storage

cupboard.

OUTSIDE

Front: Slabbed driveway and garden laid to lawn.

Rear: Garden mainly laid to lawn with slabbed patio area and planted shrubs.

GARAGE 5.6M X 2.8M (18'4" X 9'2")

Door and window.

EPC INFORMATION

Energy Efficiency Rating = TBC

CURRENT COUNCIL TAX BAND B

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. All measurements are approximate. Any mentioned appliances and services to 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

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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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