



21 Millfield Road, Ilkeston, DE7 5DL

**£157,500**

RENSHAW ESTATES are Proud to offer this Fully Modernised TWO BED SEMI-DETACHED \* Enclosed Garden \* MODERN KITCHEN \* Downstairs WC \* CENTRAL LOCATION \* Bathroom Upstairs \* VIDEO TOUR AVAILABLE \*



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## **LOUNGE 3.6M X 3.4M (11'10" X 11'2")**

UPVC double glazed door and window, radiator.

## **DINING ROOM 3.7M X 3.6M (12'2" X 11'10")**

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

## **KITCHEN 5M X 1.9M (16'5" X 6'3")**

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

## **W.C. 1.9M X 1.8M (6'3" X 5'11")**

UPVC double glazed window, close coupled W.C., pedestal wash basin, tiled splash backs, ceiling spotlights.

## **LANDING**

Loft access with pull down ladders, radiator, ceiling spotlights, UPVC double glazed window.

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

UPVC double glazed window, radiator, feature fireplace.

## **BEDROOM 3.7M X 2.7M (12'2" X 8'10")**

UPVC double glazed window, radiator, over stairs storage cupboard.

## **BATHROOM 3.9M X 1.9M (12'10" X 6'3")**

Two UPVC double glazed windows, chrome heated towel rail, panelled bath with shower over, pedestal wash basin, close coupled W.C., part tiled walls, airing cupboard housing 'Baxi' Combination boiler.

## **OUTSIDE**

Front: Walled block paved forecourt.

Rear: Enclosed garden mainly laid to

lawn with slabbed patio and timber shed.

## **EPC INFORMATION**

Energy Efficiency Rating = E

## **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.

We are members of the Property Redress Scheme: [www.theprs.co.uk](http://www.theprs.co.uk)

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