



107 Ilkeston Road
Heanor, Derbyshire DE75 7LX

A TWO BEDROOM TERRACED HOUSE

Asking Price £99,950 Freehold



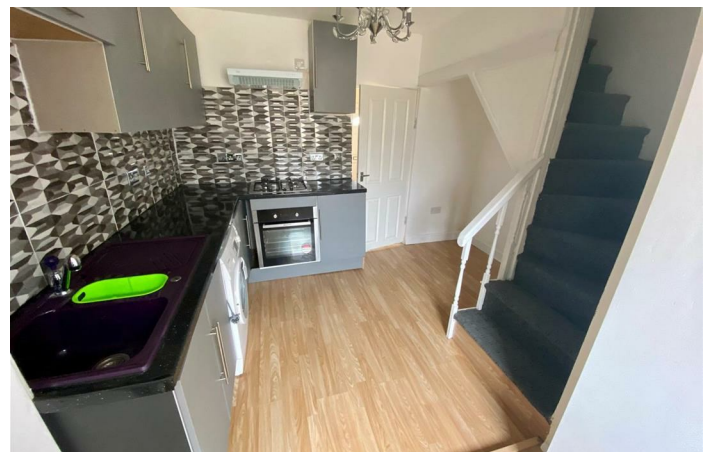
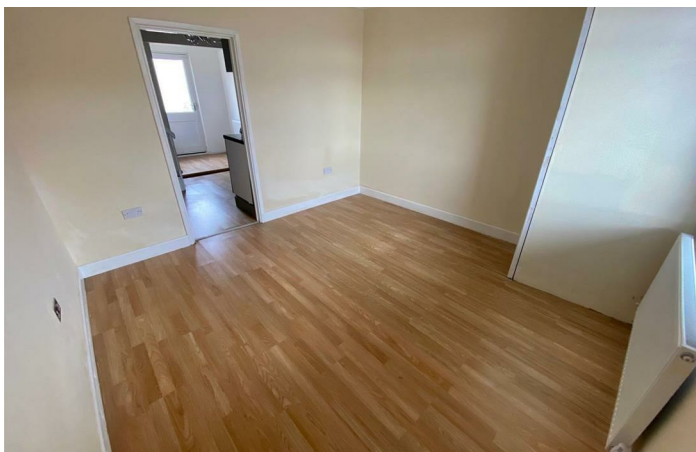
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET, WITH NO UPWARD CHAIN, A TWO BEDROOM TERRACED HOUSE, SITUATED WITHIN THIS POPULAR AND CONVENIENT VILLAGE LOCATION.

Low brick walled front garden leading to the front door with beautiful canopy over ,
With accommodation over two floors comprising living room, breakfast kitchen and shower room to the ground floor. The first floor landing then provides access to two bedrooms.

Having been refurbished and upgraded by the current owners to include newly fitted gas central heating combination boiler, newly fitted kitchen and shower room, new floor coverings and redecoration and a tidying up of the rear garden.

The property is now in ready to move into condition and offers a great opportunity for a first time purchaser or investor. Sitting conveniently within easy reach of Shipleigh Country Park, and the shops and services within Heanor itself, the property also provides good transport links to Ilkeston where there is the recently re-opened train station.

We highly recommend an internal viewing to fully appreciate the refurbishment works carried out.



LOUNGE

11'6" x 11'3" (3.53 x 3.45)

Newly fitted UPVC panel and double glazed front entrance door, double glazed window to the front with fitted blind, radiator, laminate flooring, coving, boiler cupboard housing the gas fired central heating combination boiler, also housing the electricity consumer box, chandelier style light fitting and door to:

BREAKFAST KITCHEN

13'3" x 11'6" (4.04 x 3.51)

Newly fitted range of matching base and wall storage cupboards with granite effect roll top work surfacing incorporating 1½ bowl sink unit with drainer and mixer tap, feature tiled splashbacks, fitted four ring gas hob with extractor over and oven beneath, plumbing for washing machine, laminate flooring, chandelier style light fitting, turning staircase to first floor with useful understairs storage space, potentially for full height fridge/freezer or bistro style table and chairs, laminate flooring, radiator, panel and glazed door to outside and door to:

SHOWER ROOM

5'4" x 5'2" (1.65 x 1.6)

Newly fitted three piece suite comprising corner shower cubicle with mains shower attachment, push-flush w.c. and wash hand basin with tiled splashbacks and mixer tap. Tiled floor, double glazed window to the rear and chrome fitted ladder towel radiator.

FIRST FLOOR LANDING

Doors to both bedrooms.

BEDROOM 1

11'6" x 11'6" (3.53 x 3.53)

Double glazed window to the front with fitted blinds, radiator and coving.

BEDROOM 2

9'5" x 7'8" (2.88 x 2.36)

Window to the rear with fitted blinds, radiator and coving.

OUTSIDE

To the front of the property is a dwarf brick boundary wall, entrance gate and pathway providing access to the front entrance door, with covered canopy. The rear garden is designed for ease of maintenance, being predominantly paved, ideal for entertaining with useful brick garden store, two access gates, one to the rear and one to the side.

360 Video Tour

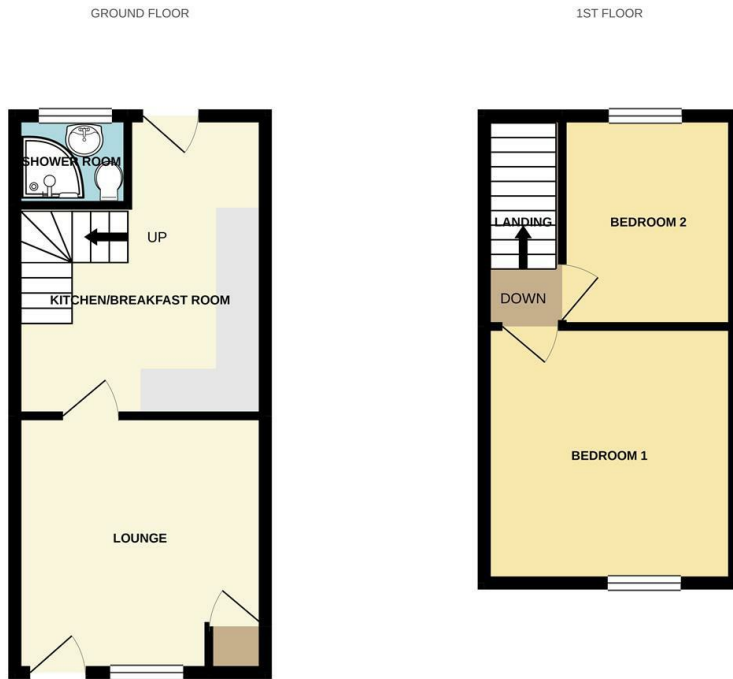
<https://viewer.evry360.com/robert-ellis-stapleford/107-ilkeston-road-heanor-de75-71x/vr.htm?config=/.tour.json>

DIRECTIONAL NOTE

From Ilkeston, proceed away from the town centre along Challons Way, passing the Aldi roundabout onto Heanor Road and continue towards Shipley. Continue along, passing Hardy Barn along Ilkeston Road into Heanor. The property can then be found on the right hand side, identified by our For Sale Board.

Ref: 7095nh





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.