



18 Lord Haddon Road, Ilkeston DE7 8AW

£650 PCM



IPS
ESTATES

A mid-terraced family home, with three bedrooms and accommodation split across three floors. With gas central heating and double glazing.

This tradition three story, three bedroom property comprises of two reception rooms and a kitchen. To the first floor, stairs and landing lead to two bedrooms and bathroom. To the third floor is the attic room/third bedroom. Outside to the front are fore walls, raised border and a path leading to the front door. To the rear garden are steps up to the decking area.

RECEPTION ROOM ONE 12'11" x width to chimney recess 12'6" (3.94m x width to chimney recess 3.83m)

Having a large UPVC double glazed bay window to the front elevation and a UPVC front door. Wall mounted radiator, skirting board to coving, laminated flooring and built in cupboard housing the metres.



RECEPTION ROOM TWO length to under stair recess 15'8" x width to chim (length to under stair recess 4.78m x width to chim)

UPVC double glazed window to the rear elevation, laminated flooring, skirting board to coving and a wall mounted radiator.



KITCHEN length 17'7" x width 6'7" (length 5.36m x width 2.02m)

This galley style kitchen comprises of base to eyelevel units with a roll top work surface and splashback tiles. Stainless steel sink and drainer, UPVC double glazed window to the side elevation, UPVC double glazed door to the side elevation, overhead extractor fan, space for appliances, black tiled floor, radiator and skirting boards.



FIRST FLOOR STAIRS & LANDING

Carpeted stairs and handrail. Leading to two bedrooms, bathroom and third staircase.

BEDROOM ONE 13'0" x width to chimney recess 12'7" (3.97m x width to chimney recess 3.85m)

UPVC double glazed window to the front elevation, carpeted, wall mounted radiator, skirting boards and built-in storage with hanging space.



BEDROOM TWO 12'1" x width to chimney recess 7'0" (3.70m x width to chimney recess 2.15m)

UPVC double glazed window to the rear aspect, carpeted, wall mounted radiator, skirting boards and built in storage cupboard.



BATHROOM 8'7" x 5'0" (2.64m x 1.54m)

Comprising of a white three piece suite of low-level toilet, sink on a pedestal and apanelled bath with overhead electric shower. With heated towel rail, skirting boards, vinyl flooring and UPVC double glazed opaque window to the rear elevation.



SECOND FLOOR STAIRS

Carpeted and handrail.

BEDROOM THREE 16'1" x width to recess 12'5" (4.92m x width to recess 3.81m)

UPVC double glazed window to the rear aspect, wall mounted radiator, carpeted and skirting boards.

OUTSIDE

Fore wall to the front. To the rear steps leading to decking area.



All measurements are approximate and a general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

Whilst we endeavour to make ourselves particularly accurate every attempt on property description has been made to ensure accuracy they must not be relied on.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(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	

67-69 South Street, Ilkeston, Derbyshire, DE7 5QQ
T: 0115 9444910
sales@ipsestates.com | lettings@ipsestates.com
www.ipsestates.com

