



78 Kingsway, Ilkeston, DE7 4DG

**Offers over £150,000**

RENSHAW ESTATES are Thrilled to offer this Beautifully Presented TWO BED + LOFT ROOM SEMI-DETACHED \* Two Reception Rooms \* REFITTED BATHROOM, KITCHEN & WC \* Generous Enclosed Rear Garden \* POPULAR TREE LINED STREET \* Brick Outbuilding \* VIRTUAL TOUR AVAILABLE \*



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## ENTRANCE HALL

Double glazed Composite door, stairs to first floor.

## LOUNGE 3.6M X 3.5M (11'10" X 11'6")

UPVC double glazed window, radiator, feature fireplace with gas fire, wooden flooring.

## DINING ROOM 3.9M X 3.6M (12'10" X 11'10")

UPVC double glazed French doors, radiator, under stairs storage cupboard, feature fireplace.

## KITCHEN 4.8M X 2M (15'9" X 6'7")

Two UPVC double glazed windows, radiator, wall and base units with roll edge worktops, tiled splash backs, 1½ drainer stainless sink, gas hob, electric oven, stainless extractor hood, 'Vaillant' Combination boiler, ceiling spotlights.

## W.C. 1.4M X 1M (4'7" X 3'3")

UPVC double glazed window, heated towel rail, vanity wash basin, close coupled W.C., tiled walls and floors, ceiling spotlights.

## FIRST FLOOR LANDING

Radiator, ceiling spotlights, stairs to loft room.

## BEDROOM 3.6M X 3.5M (11'10" X 11'6")

UPVC double glazed window, radiator, over stairs storage cupboard, feature fireplace, wooden floor.

## BEDROOM 2.9M X 2.4M (9'6" X 7'10")

UPVC double glazed window, radiator, storage cupboard.

## BATHROOM 2.9M X 2.1M (9'6" X 6'11")

UPVC double glazed window, radiator, tiled bath, shower cubicle, pedestal

wash basin, close coupled W.C., tiled splash backs, ceiling spotlights.

## SECOND FLOOR

## LOFT ROOM 4.1M X 3.5M (13'5" X 11'6")

UPVC double glazed window, double glazed Velux window, radiator, wooden flooring, fitted wardrobe and storage cupboards.

## OUTSIDE

Front: Walled garden.

Rear: Enclosed garden mainly laid to lawn with slabbed and decked patio areas, brick built outbuilding, mature planted trees and shrubs, timber shed.

## DIRECTIONS

From the top of Chalons Way take the third exit off the roundabout onto Stanton Road. Continue for some distance as the road becomes Lower Stanton Road. Take the left turn onto Little Hallam Lane and then fourth right onto Kingsway. The property can be identified by our For Sale board on the right hand side.

## EPC INFORMATION

Energy Efficiency Rating = E

## CURRENT COUNCIL TAX BAND

B

## COMPETITIVE MORTGAGE REQUIRED?

Interested in buying this property and need a mortgage? Don't hesitate to speak to our independent mortgage brokers, Renshaw Wealth, who will be only too pleased to help you... It may be more affordable than you think!!! Call our branch for a FREE INITIAL CONSULTATION.

## ANTI MONEY LAUNDERING

In order for us to comply with current regulations, we will require evidence of

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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)



