



10 Burr Lane, Ilkeston, DE7 5JD

Offers over £120,000

RENSHAW ESTATES are Pleased to offer this SPACIOUS THREE BED STRUCTURALLY DETACHED
* Bay Fronted Lounge * DINING KITCHEN * Conservatory * GARAGE TO REAR * No Upward Chain *
CLOSE TO TOWN CENTRE & AMENITIES * Three Storey * VIEWING ADVISED *



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ENTRANCE HALL

UPVC double glazed door, stairs to first floor, radiator.

LOUNGE 6.4M X 3.7M (21'0" X 12'2")

UPVC double glazed Bay window, four radiators, feature fireplace with electric fire.

DINING KITCHEN

DINING AREA 4M X 2M (13'1" X 6'7")

Under stairs storage cupboard, radiator, door, opening to...

KITCHEN AREA 3.3M X 2.4M (10'10" X 7'10")

Two UPVC double glazed windows, door, wall and base units with roll edge worktops, tiled splash backs, stainless sink, Baxi Combination boiler.

CONSERVATORY 3.2M X 2.3M (10'6" X 7'7")

UPVC double glazed sliding patio doors.

FIRST FLOOR LANDING

Stairs to second floor, radiator.

BEDROOM 4.9M X 3.7M (16'1" X 12'2")

Two UPVC double glazed windows, radiator, range of fitted wardrobes.

BEDROOM 3.7M X 2.6M (12'2" X 8'6")

UPVC double glazed window, radiator, range of fitted wardrobes.

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

UPVC double glazed window, radiator, panelled bath, vanity wash basin, close coupled W.C., tiled splash backs.

SECOND FLOOR

BEDROOM 6.8M X 5M (22'4" X 16'5")

UPVC double glazed window, radiator.

OUTSIDE

Front: Walled frontage.

Rear: Enclosed garden laid to lawn with slabbed patio, planted borders and access to...

DETACHED GARAGE 5.6M X 5M (18'4" X 16'5")

Double doors to front and rear, power and light.

DIRECTIONS

From Ilkeston Tesco take the exit onto Chalons Way. At the next roundabout take the last exit onto Station Road. Take the first left onto Albion Street then left onto Chapel Street which becomes Bur Lane. The property can be found on the right.

EPC INFORMATION

Energy Efficiency Rating = E

CURRENT COUNCIL TAX BAND

A

NEED A COMPETITIVE MORTGAGE?

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 identification for any prospective purchaser. We ask for your prompt co-operation so as not to delay the negotiation or sales process.

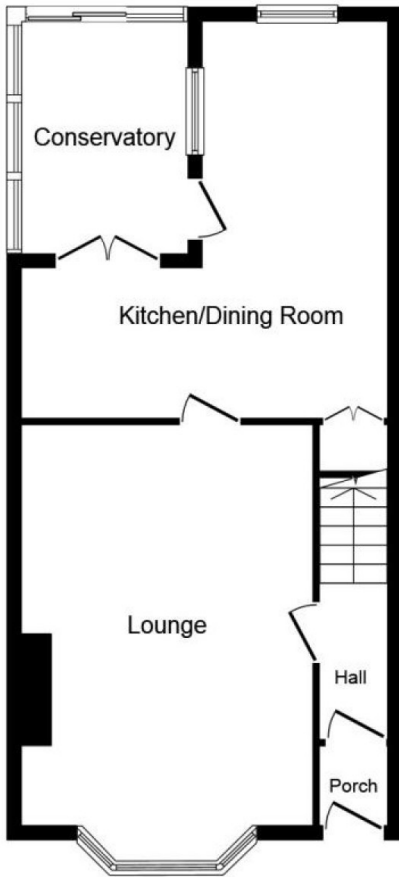
ADDITIONAL INFORMATION

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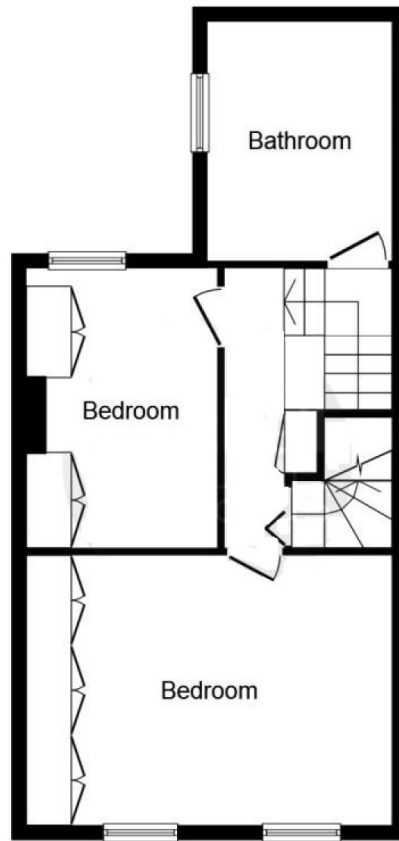
These particulars do not constitute any part of the offer or contract. Measurements are approx. Mentioned appliances and services to be included in the sale have not been tested by ourselves and we recommend that all interested parties satisfy themselves as to the condition and working order prior to 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

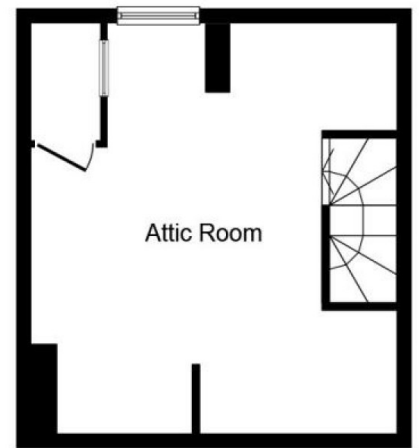




Ground Floor



First Floor



Attic Floor