



1 Monsall Avenue, Ilkeston DE7 8RN

£142,500



IPS Estates are delighted to bring this well appointed three bed semi-detached house to the market, having undergone a recent refurbishment by the current owners. You will be walking into a sleek and contemporary finish throughout.

The property comprises of an entrance hall which leads to the kitchen and a very spacious lounge diner. Stairs lead to the first floor landing giving access to three good size bedrooms and a newly fitted bathroom. Outside lends itself to lots of possibilities due the vast size of the plot.



HALLWAY

UPVC double glazed window to the side elevation, UPVC double glazed front door with opaque glass, laminated flooring, wall mounted radiator, skirting boards, under stairs storage and neutrally decorated.

LOUNGE & DINER 11'6" x 23'11" (3.51m x 7.31m)

This room is light, airy and spacious. Neutrally

decorated throughout with a half bay fronted UPVC double glazed window and fitted double UPVC patio doors to the rear aspect. Two wall mounted radiators, grey laminated flooring and skirting boards.



KITCHEN 7'6" x 8'1" (2.31m x 2.47m)

This newly fitted kitchen is pleasing to the eye offering base to eye level units with roll top work surfaces. The kitchen is modern with a grey high gloss finish giving you that sleek contemporary feel. Double sink and drainer with mixer tap, spaces for kitchen appliances, four ring electric hob and built in electric oven. Laminated flooring, under stairs storage, UPVC double glazed window to the rear aspect and UPVC double glazed door with opaque glass to the side elevation.



STAIRS & LANDING

New carpet, fitted handrail, loft access, UPVC double glazed window to the side elevation and cupboard housing gas central heating boiler.

BEDROOM ONE to recess 11'8" x 12'2" (to recess 3.56m x 3.73m)

UPVC double glazed window to the front elevation, wall mounted radiator, new carpet and skirting boards, and a built in cupboard / wardrobe.



BEDROOM TWO 11'8" to recess x 9'4" (3.57 to recess x 2.87m)

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



BEDROOM THREE 7'7" x 9'2" (2.33m x 2.81m)

UPVC double glazed window to the front elevation,

laminated flooring, wall mounted radiator and skirting boards.



BATHROOM 7'0" x 5'6" (2.15m x 1.68m)

Comprising of a three piece suite with low-level toilet, handbasin on pedestal with the splashback tiles, panelled bath with mixer tap and mixer shower, splashback tiles and vinyl flooring. Heated towel rail and UPVC double glazed window to the rear.



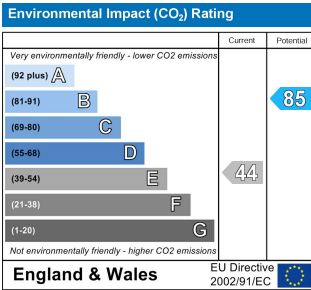
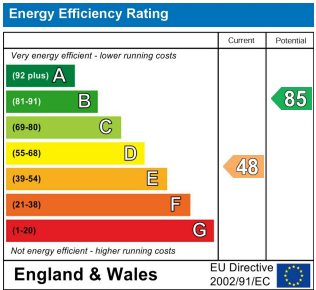
OUTSIDE

An enclosed rear garden with a two tier level, patio and steps leading to a low maintenance pebbled area. Large outbuilding with decked steps and a further pebbled area. This garden offers an added advantage with great outdoor space for any growing family. To the front there is potential for off-road parking, a good sized lawn and further land just off from the pebbled area. A gate leading to rear garden. NO UPWARD CHAIN.



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.

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