



98 Park Road, Ilkeston, DE7 5DF

**£230,000**

RENSHAW ESTATES are Thrilled to offer this WELL PRESENTED Four Bed Detached Dormer Bungalow \* DRIVEWAY \* Enclosed Rear Garden \* COMBINATION BOILER \* Viewing Advised \* VIRTUAL VIDEO TOUR \* Popular Location \* CLOSE TO BUS ROUTE & AMENITIES \*



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## ENTRANCE PORCH

Double glazed composite door, UPVC double glazed window.

## HALL

Stairs to first floor landing, under stairs storage cupboard, radiator, airing cupboard housing combination boiler.

## BEDROOM 3.7M X 3.2M (12'2" X 10'6")

UPVC double glazed window, radiator.

## BEDROOM 4M X 3.2M (13'1" X 10'6")

UPVC double glazed window, radiator.

## BATHROOM 2.9M X 2M (9'6" X 6'7")

UPVC double glazed window, panelled bath with shower over, radiator, pedestal wash basin, tiled splashbacks, close coupled W.C.

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

UPVC double glazed window, feature fireplace, radiator,

## KITCHEN 3.7M X 2.7M (12'2" X 8'10")

1½ drainer sink, electric oven, gas hob, radiator, Two UPVC double glazed windows, wall and base units with roll edge worktops and tiled splashbacks.

## REAR HALL

Double glazed composite door.

## UTILITY

Roll edge worktops and plumbing for washing machine.

## LANDING

UPVC double glazed window, eaves storage.

## BEDROOM 4.2M X 4.1M (13'9" X 13'5")

Two UPVC double glazed windows, radiator, ceiling spotlights, loft eaves

storage.

## BEDROOM 3.8M X 3.6M (12'6" X 11'10")

Two UPVC double glazed windows, radiator, ceiling spotlights, loft eaves storage.

## OUTSIDE

Front: Tarmac driveway with slabbed patio garden.

Rear: Enclosed garden with artificial lawn, slabbed patio, raised planters and timber shed.

## EPC INFORMATION

Energy Efficiency Rating = D

## CURRENT COUNCIL TAX BAND C

## MORTGAGE & SOLICITORS...

We have you covered with everything under one roof.

Please get in touch to discuss how we can help with your mortgage and your conveyancing with our recommended solicitors.

## 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

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

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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)



