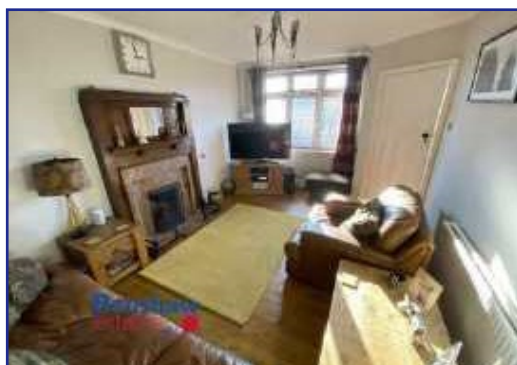




150 Heanor Road, Ilkeston, DE7 8TE

£245,000

RENSHAW ESTATES are Proud to offer this WELL PRESENTED THREE BED DETACHED * Tradition Features * POPULAR LOCATION * Enclosed Rear Garden * AMPLE DRIVEWAY & GARAGE * Two Reception Rooms * BUS ROUTE * Utility * VIRTUAL TOUR AVAILABLE * Viewing Advised *



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ENTRANCE HALL

Double glazed Composite door and window, radiator, tiled flooring, stairs to first floor.

LOUNGE 5.2M X 3.3M (17'1" X 10'10")

UPVC double glazed door and window, radiator, feature fireplace with open fire, wooden flooring.

DINING ROOM 4M X 3.3M (13'1" X 10'10")

UPVC double glazed window, radiator, feature fireplace with open fire.

KITCHEN 3.3M X 3.2M (10'10" X 10'6")

Three UPVC double glazed windows, radiator, wall and base units with roll edge worktops, tiled splash backs, 1½ drainer stainless sink, electric hob, double oven, traditional feature range, under stairs storage cupboard.

LANDING

UPVC double glazed window, radiator.

BEDROOM 3.5M X 3.3M (11'6" X 10'10")

UPVC double glazed window, radiator, fitted wardrobes.

DRESSING AREA

UPVC double glazed window, over stairs storage cupboard.

BEDROOM 3.4M X 3.2M (11'2" X 10'6")

UPVC double glazed window, radiator, wooden flooring.

BEDROOM 2.5M X 2.1M (8'2" X 6'11")

UPVC double glazed window, radiator, loft access.

BATHROOM 2.4M X 1.8M (7'10" X 5'11")

UPVC double glazed window, heated towel rail, tiled bath with shower over,

pedestal wash basin, tiled splash backs.

W.C.

UPVC double glazed window, close coupled W.C., wash basin.

OUTSIDE

Front: Tarmac driveway providing off road parking and garden laid to lawn.

Rear: Enclosed garden laid to lawn with slabbed and slate patio areas, timber shed and planted borders.

UTILITY ROOM

Space and plumbing for dryer and washer, Combination boiler.

GARAGE 5.5M X 2.5M (18'1" X 8'2")

Timber doors, power and light.

CURRENT COUNCIL TAX BAND C

EPC INFORMATION

Energy Efficiency Rating = D

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

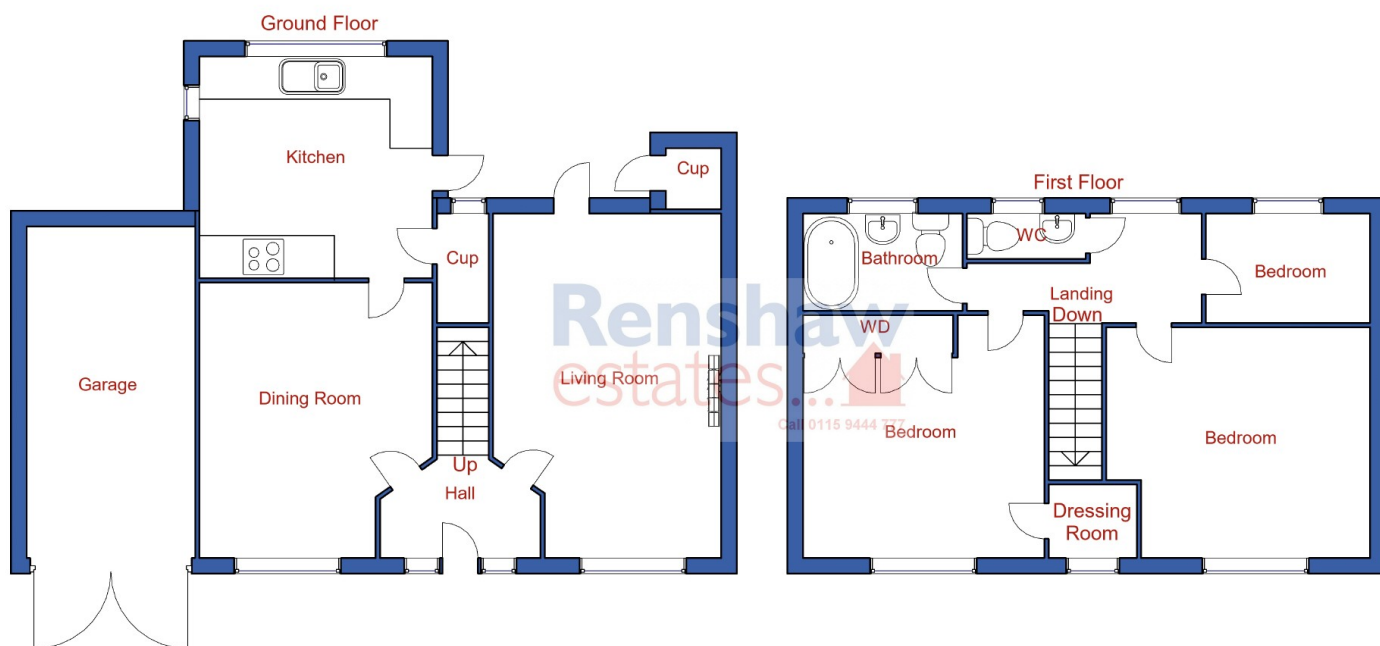
These particulars do not constitute any part of the offer or contract. Measurements are approx. Mentioned appliances and services to be included in the sale have not been tested by ourselves and we recommend that all

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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





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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