



36 Wharnccliffe Road, Ilkeston, DE7 5HH

Offers over £300,000

RENSHAW ESTATES are Proud to offer this Well Positioned FOUR BED DETACHED * Recently Redecorated * CLOSE TO TOWN CENTRE * Two Refitted Bathrooms * TWO RECEPTION ROOMS * Viewing Advised * NO UPWARD CHAIN * Virtual Video Tour Available * Combi Boiler *



36 Wharncliffe Road, Ilkeston, DE7 5HH

ENTRANCE PORCH

Double glazed composite door, UPVC double glazed window, tiled floor.

HALL

Stairs to first floor, radiator, tiled floor.

LOUNGE 5.1M X 4M (16'9" X 13'1")

UPVC double glazed bay window, UPVC double glazed window, two radiators, feature fireplace with log burner.

DINING ROOM 3.7M X 3.5M (12'2" X 11'6")

Three UPVC double glazed windows, radiator, tiled floor, feature fireplace.

BREAKFAST KITCHEN 4.2M X 2.2M (13'9" X 7'3")

UPVC double glazed window, door, radiator, oak wall and base units with roll edge worktops and breakfast bar, tiled splash backs, single drainer sink, electric oven, hob, extractor, integrated dishwasher and washing machine, tiled floor and under stairs storage cupboard.

SHOWER ROOM 2.2M X 1.4M (7'3" X 4'7")

Two UPVC double glazed windows, heated towel rail, corner shower cubicle with dual rainfall shower over, vanity washbasin, close coupled W.C., part-tiled walls, tiled floor, ceiling spotlights.

LANDING

UPVC double glazed window.

BEDROOM 4M X 3M (13'1" X 9'10")

UPVC double glazed bay window, radiator.

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

Two UPVC double glazed windows, radiator, airing cupboard housing Worcester combination boiler.

BEDROOM 3M X 2.3M (9'10" X 7'7")

UPVC double glazed window, radiator.

BEDROOM 2.3M X 2M (7'7" X 6'7")

UPVC double glazed window, radiator.

BATHROOM 2.4M X 2.2M (7'10" X 7'3")

UPVC double glazed window, corner shower cubicle with dual rainfall shower over, panelled bath, vanity washbasin, close coupled W.C., chrome heated towel rail, part-tiled walls.

OUTSIDE

Front: Slabbed driveway and low maintenance front garden.

Rear: Enclosed garden mainly laid to lawn with slab patio area, planted gravel borders, potting shed, timber shed and...

GARDEN ROOM 4.3M X 2.7M (14'1" X 8'10")

UPVC double glazed door and window, power and light.

EPC INFORMATION

Energy Efficiency Rating = E

CURRENT COUNCIL TAX BAND D

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-

36 Wharncliffe Road, Ilkeston, DE7 5HH

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



