



60 Kingsway, Ilkeston, DE7 4DG

Offers over £160,000

RENSHAW ESTATES are Thrilled to offer this Beautifully Presented THREE BED SEMI-DETACHED * Two Reception Rooms * REFITTED BATHROOM, SHOWER ROOM & KITCHEN * Generous Enclosed Rear Garden * POPULAR TREE LINED STREET * Virtual Tour Available * DRIVEWAY *



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ENTRANCE HALL

UPVC Double glazed door and window, radiator, stairs to first floor.

LOUNGE 4.1M X 3.5M (13'5" X 11'6")

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

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

UPVC double glazed window, radiator.

KITCHEN 5.8M X 2.1M (19'0" X 6'11")

UPVC double glazed door, two windows & Velux window, heated towel rail, wall and base units with roll edge worktops, tiled splash backs, 1½ drainer stainless sink, tiled flooring, ceiling spotlights, 'Ideal' Combination boiler.

BATHROOM 2.2M X 1.6M (7'3" X 5'3")

UPVC double glazed window, heated towel rail, panelled bath with dual rainfall shower, vanity wash basin, close coupled W.C., tiled splash backs, tiled flooring, ceiling spotlights.

LANDING

Loft access.

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

UPVC double glazed window, radiator.

BEDROOM 3M X 2.6M (9'10" X 8'6")

UPVC double glazed window, radiator.

BEDROOM 2.7M X 2.1M (8'10" X 6'11")

UPVC double glazed window, radiator.

SHOWER ROOM 2.6M X 2.4M (8'6" X 7'10")

UPVC double glazed window, heated towel rail, double walk in shower

cubicle with dual rainfall shower, vanity wash basin, W.C., part tiled walls, tiled flooring.

OUTSIDE

Front: Concrete drive providing off road parking.

Rear: Generous garden with artificial lawn, slabbed and gravelled patio areas and two timber sheds.

EPC INFORMATION

Energy Efficiency Rating = D

CURRENT COUNCIL TAX BAND B

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. All measurements are approximate. Any mentioned appliances and services to be included in the sale have not been tested by ourselves and accordingly 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 particulars 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

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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.

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