



23 Elka Road, Ilkeston, DE7 4SE

**£180,000**

RENSHAW ESTATES are thrilled to offer this THREE BED, THREE STOREY END TOWNHOUSE \*  
BEAUTIFULLY PRESENTED THROUGHOUT \* Off Road Parking \* POPULAR LOCATION \* En Suite \*  
Ground floor W.C. \* ENCLOSED GARDEN \* Combi Boiler \* VIEWING HIGHLY ADVISED \*



# 23 Elka Road, Ilkeston, DE7 4SE

## ENTRANCE HALL

Double glazed composite door to front, radiator, laminate flooring.

## LOUNGE 4.5M X 3.6M (14'9" X 11'10")

Double glazed window, radiator, laminate flooring.

## INNER HALL

Stairs to first floor.

## W.C.

Close coupled W.C., wash basin, tiled splash back.

## BREAKFAST KITCHEN 3.6M X 2.4M (11'10" X 7'10")

Double glazed French doors & window, range of high gloss wall and base units with roll edge worktops & matching upstands, electric oven, gas hob, stainless extractor, 1 ½ drainer sink, radiator, combination boiler.

## LANDING

Stairs to second floor, radiator.

## BEDROOM 3.6M X 3.2M (11'10" X 10'6")

Two double glazed windows, radiator.

## BEDROOM 3.6M X 2.7M (11'10" X 8'10")

Double glazed window, radiator.

## BATHROOM 2.4M X 1.7M (7'10" X 5'7")

Double glazed window, radiator, close coupled W.C. Panelled bath, pedestal wash basin.

## SECOND FLOOR LANDING

Storage cupboard.

## BEDROOM 5.2M X 2.6M (17'1" X 8'6")

Double glazed window, loft access, radiator.

## EN SUITE 3.4M X 1.5M (11'2" X 4'11")

Double glazed Velux window, radiator, corner shower cubicle with tiled walls, close coupled W.C, pedestal wash basin with tiled splash backs.

## OUTSIDE

Front: Tarmac drive providing off road parking.

Rear: Enclosed garden mainly laid to lawn with slabbed patio area, timber shed.

## EPC INFORMATION

Energy Efficiency Rating = B

## CURRENT COUNCIL TAX BAND B

## 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-operation so as not to delay the negotiation or sales process.

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