



22 Albany Street, Ilkeston DE7 5AE

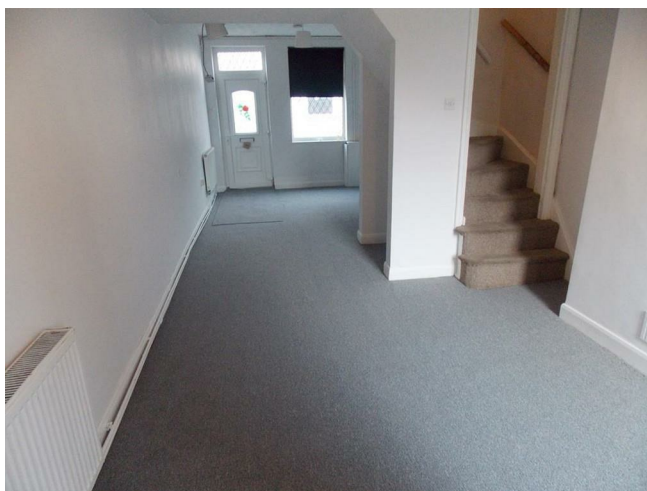
£575 Per Month



This traditional mid terrace comprises of open plan lounge and diner. A fitted kitchen with a range of base to eye level units. First floor, stairs and landing leading to two bedrooms and shower room. The shower room comprises of low-level toilet, sink on pedestal and shower cubicle. This house also benefits from having a separate WC. To the second floor, stairs lead to a loft room/third bedroom. Outside is a rear garden mainly lawn and a small concrete standing.

LOUNGE 11'10" x width to recess 11'1" (3.612m x width to recess 3.391m)

UPVC double glazed window to the front elevation, skirting boards, two wall mounted radiators, two cupboards housing meters and a newly fitted carpet. All neutrally decorated.



DINING ROOM 11'8" x width to recess 11'1" (3.561m x width to recess 3.394m)

UPVC double glazed window to the rear aspect, wall mounted radiator and skirting boards. Newly carpeted and all neutrally decorated.



KITCHEN 11'3" x 5'2" (3.445m x 1.597m)

Having a range of base to eye level units with a roll top work surface, splashback tiles, stainless steel sink with drainer, four ring gas hob and electric oven with overhead extractor fan. Spaces for appliances, wall mounted radiator, two UPVC double glazed windows and a UPVC door leading to rear garden.



STAIRS AND LANDING

Carpeted stairs and landing with handrail and doors leading to further bedrooms, bathroom and WC.

BEDROOM ONE 11'10" x 11'3" (3.618m x 3.436m)

UPVC double glazed window to the front elevation, wall mounted radiator, range of fitted wardrobes, carpeted, skirting boards and built-in cupboard.



BEDROOM TWO 11'8" x width to recess 11'4" (3.564m x width to recess 3.459m)

UPVC double glazed window to the rear aspect, wall mounted radiator, newly carpeted and skirting boards. All neutrally decorated.



SHOWER ROOM 6'4" x width 7'3" (1.939m x width 2.216m)

Comprising three-piece suite with low-level toilet, handbasin on pedestal and shower cubicle with mixer shower. UPVC double glazed window to the side aspect, splashback tiles, vinyl flooring and radiator.



WC 6'4" x 5'3" (1.935m x 1.606m)

Having low-level toilet, sink on pedestal, wall mounted radiator, splashback tiles and vinyl flooring.



LOFT ROOM / BEDROOM THREE 15'5" x 13'5" (4.718m x 4.098m)

Fire door and staircase leading up to the loft room with Velux window, radiator, carpeted, skirting board, banister and hand rail.

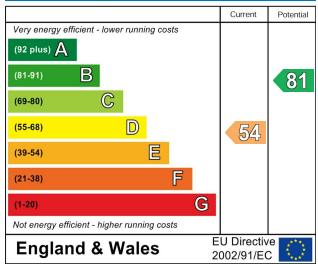


REAR GARDEN

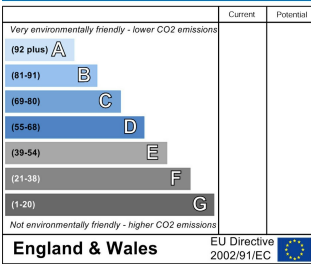
Having mainly lawn with a small concrete hardstanding.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



67-69 South Street, Ilkeston, Derbyshire, DE7 5QQ

T: 0115 9444910

sales@ipsestates.com | lettings@ipsestates.com

www.ipsestates.com

