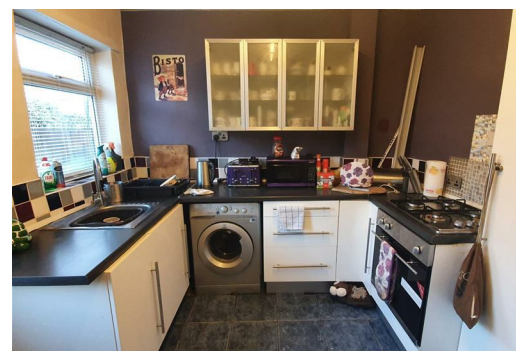




**21 Albany Street, Ilkeston  
Derbyshire DE7 5AD**

**Reduced to £89,950**

Margi Willis Estates are delighted to offer to the market this mid town house comprising lounge and kitchen to the ground floor and to the first floor landing there are two bedrooms and a bathroom. Double glazing, gas central heating. Outside there is an enclosed paved garden. NO UPWARD CHAIN INVOLVED.





Lounge

13'5" x 11'5" (4.09m x 3.48m)  
With leaded double glazed window to the front elevation, double glazed entrance door, feature fireplace with fitted living flame gas fire, meter cupboard, radiator, stairs leading up to the first floor landing.

Kitchen

10'5" x 8'8" (3.18m x 2.64m)  
Comprising a range of wall, base and drawer units incorporating roll edged working surfaces over, inset sink unit, integrated oven and hob, larder unit, plumbing for automatic washing machine, radiator, double glazed window and door to the rear elevation.

Landing

With access to the loft, double glazed window to the rear elevation.

Bedroom One

13'4" x 9'5" (4.06m x 2.87m)  
With leaded double glazed window to the front elevation, radiator, over the stairs storage cupboard housing gas boiler.

Bedroom Two

7' x 6'3" (2.13m x 1.91m)  
With double glazed window to the rear elevation, radiator

Bathroom

Comprising a three piece of low level w.c, pedestal wash hand basin, paneled bath with electric shower over, chrome ladder towel rail, cieilng mounted extractor fan.

Outside

There is an enclosed paved garden at the rear.

