



25 St Mary Street, Ilkeston, DE7 8AB

£200,000

RENSHAW ESTATES are Proud to offer this BEAUTIFULLY PRESENTED & EXTENDED THREE BED DETACHED * Central Location * REFITTED DINING KITCHEN * Conservatory * SPACIOUS LOUNGE * Refitted Bathroom * DRIVEWAY providing OFF ROAD PARKING * Internal Viewing Highly Advised *



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ENTRANCE PORCH

UPVC double glazed door and window, wooden flooring.

HALLWAY

Radiator, stairs to first floor, wooden flooring.

LOUNGE 4.8M X 3.8M (15'9" X 12'6")

UPVC double glazed window, radiator, wall mounted gas fire, wooden flooring.

DINING KITCHEN 4.5M X 3.3M (14'9" X 10'10")

Stable door, radiator, wall and base units with granite worktops, tiled splash backs, Butler sink, gas hob, electric oven, stainless extractor hood, integrated microwave, dishwasher, fridge, freezer, under stairs storage cupboard with window, tiled flooring, opening into...

CONSERVATORY 4.2M X 2.3M (13'9" X 7'7")

UPVC double glazed French doors and windows, radiator, tiled flooring.

FIRST FLOOR LANDING

UPVC double glazed window, under stairs storage cupboard, stairs to second floor.

BEDROOM 3.8M X 3.8M (12'6" X 12'6")

UPVC double glazed window, radiator, range of fitted wardrobes.

BEDROOM 3.4M X 2.4M (11'2" X 7'10")

UPVC double glazed window, radiator, airing cupboard housing Worcester Combination boiler.

BATHROOM 2M X 1.6M (6'7" X 5'3")

UPVC double glazed window, corner panelled bath with shower over, vanity wash basin, close coupled W.C., tiled walls and flooring, chrome heated towel

rail, ceiling spotlights.

SECOND FLOOR

BEDROOM 3.8M X 3.5M (12'6" X 11'6")

Two UPVC double glazed windows, radiator, storage cupboard.

WALK IN WARDROBE 3.1M X 1.4M (10'2" X 4'7")

Storage and wardrobe rails.

OUTSIDE

Front: Tarmac driveway leading to side with outbuilding having space and plumbing for washing machine.

Rear: Enclosed garden with slabbed and timber decked patio areas, lawn area, mature trees and shrubs.

EPC INFORMATION

Energy Efficiency Rating = D

CURRENT COUNCIL TAX BAND C

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

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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 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

