



18 Kirkby Avenue, Ilkeston, DE7 4LW

£160,000

RENSHAW ESTATES are Excited to offer this BEAUTIFULLY PRESENTED THREE BED Semi Detached * Popular Tree Lined Street * REFITTED BATHROOM * Bay Fronted Lounge * CONSERVATORY * Enclosed Rear Garden with Outbuilding * UPVC Double Glazed & Gas Central Heating * Virtual Video Tour Available *



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ENTRANCE HALL

UPVC double glazed door and window, stairs to first floor, under stairs storage cupboard, radiator, wooden flooring.

LOUNGE 3.71M X 3.42M (12'2" X 11'3")

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

DINING KITCHEN 5.38M X 3.71M (17'8" X 12'2")

UPVC double glazed French doors and window, range of wall and base units with roll edge worktops, breakfast bar, tiled splash backs, 1½ drainer stainless sink, 8 burner 'New World' range cooker, stainless extractor hood, radiator, wooden flooring.

CONSERVATORY 2.63M X 2.54M (8'8" X 8'4")

UPVC double glazed French doors, UPVC double glazed windows to, wooden flooring.

LANDING

Loft access.

BEDROOM 3.71M X 3.04M (12'2" X 10'0")

UPVC double glazed window, radiator.

BEDROOM 3.71M X 2.77M (12'2" X 9'1")

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

BEDROOM 2.69M X 2.20M (8'10" X 7'3")

UPVC double glazed window, radiator.

BATHROOM 2.69M X 1.77M (8'10" X 5'10")

UPVC double glazed window, chrome heated towel rail, 'L' shaped panelled bath with dual rainfall shower over, close coupled W.C., pedestal wash basin, tiled walls.

OUTSIDE

Front: Walled forecourt.

Rear: Enclosed garden mainly laid to lawn with slabbed patio, vegetable patch, brick built outbuilding with power.

EPC INFORMATION

Energy Efficiency Rating = E

CURRENT COUNCIL TAX BAND

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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 statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates nor any person in their employment

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