



15 Springfield Gardens, Ilkeston, DE7 8JA

Offers over £120,000

RENSHAW ESTATES are Thrilled to offer this WELL PRESENTED THREE BED END TERRACED *
Spacious Lounge * ENCLOSED REAR GARDEN * Breakfast Kitchen * VIDEO TOUR AVAILABLE *
Close To Amenities * VIEWING ADVISED *



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LOUNGE 5.4M X 3.6M (17'9" X 11'10")

UPVC double glazed window, door, radiator, feature fireplace with electric fire, spiral staircase.

BREAKFAST KITCHEN 3.6M X 2.7M (11'10" X 8'10")

UPVC double glazed window, radiator, wall and base units with roll edge worktops, tiled splash backs, electric oven & hob, stainless extractor hood, tiled flooring.

REAR HALL

UPVC double glazed door, tiled flooring.

BATHROOM 2.2M X 1.9M (7'3" X 6'3")

UPVC double glazed window, chrome heated towel rail, panelled bath, close coupled W.C., pedestal wash basin, tiled walls and flooring, ceiling spotlights.

LANDING

BEDROOM 3.4M X 2.9M (11'2" X 9'6")

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

BEDROOM 3.7M X 2.8M (12'2" X 9'2")

UPVC double glazed window, radiator, over stairs storage cupboard.

BEDROOM 3.5M X 1.9M (11'6" X 6'3")

UPVC double glazed window, radiator, airing cupboard housing combination boiler.

OUTSIDE

Rear: Low maintenance garden with slabbed patio, timber shed and brick built outbuilding.

EPC INFORMATION

Energy Efficiency Rating = D

CURRENT COUNCIL TAX BAND

A

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.

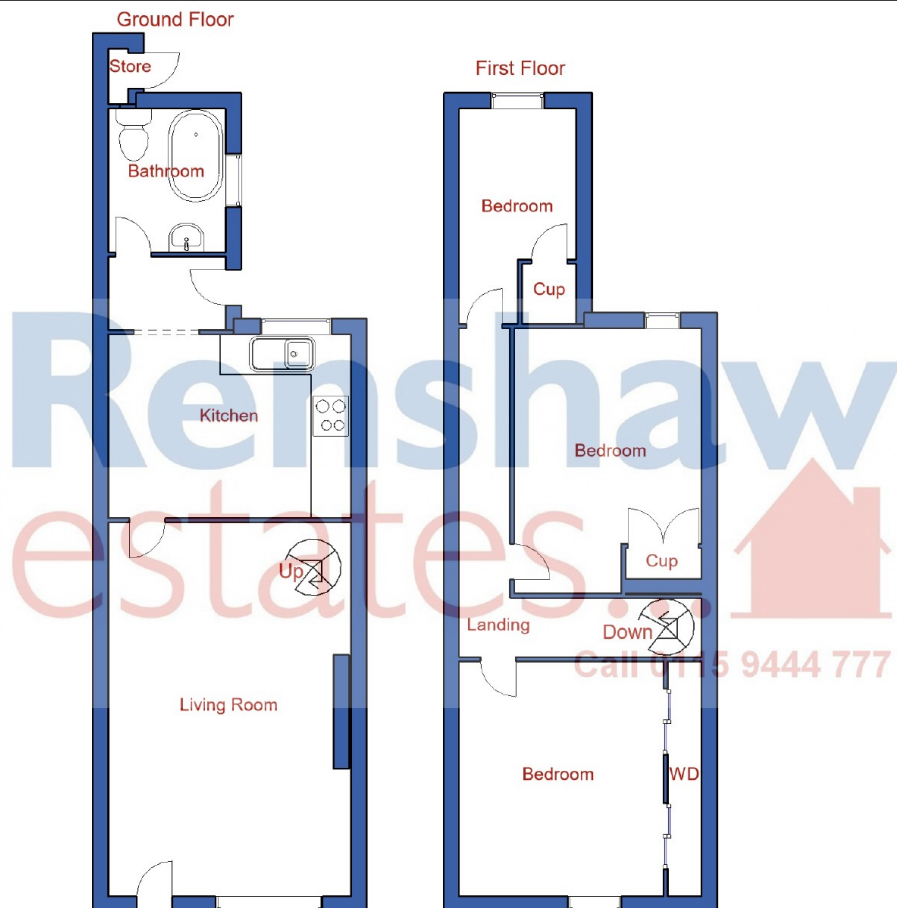
ADDITIONAL INFORMATION

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 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

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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