



3 First Avenue, Ilkeston, DE7 5FT

Offers over £100,000

RENSHAW ESTATES are Thrilled to offer this TWO BED TERRACED * Two Reception Rooms * ENCLOSED REAR GARDEN * Refitted Bathroom * NO UPWARD CHAIN * Modern Kitchen * BRICK OUTBUILDING * Close To Amenities * VIDEO TOUR AVAILABLE *



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LOUNGE 3.6M X 3.4M (11'10" X 11'2")

UPVC double glazed door and window, radiator.

DINING ROOM 3.6M X 3.4M (11'10" X 11'2")

UPVC double glazed window, radiator, stairs to first floor with under stairs storage cupboard.

KITCHEN 3.4M X 1.9M (11'2" X 6'3")

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

LANDING

Radiator.

BEDROOM 3.7M X 3.4M (12'2" X 11'2")

UPVC double glazed window, radiator.

BEDROOM 3.5M X 2.8M (11'6" X 9'2")

UPVC double glazed window, radiator, over stairs storage cupboard with loft access.

BATHROOM 3.4M X 1.9M (11'2" X 6'3")

UPVC double glazed window, radiator, 'P' shaped panelled bath with shower over, pedestal wash basin, close coupled W.C., tiled splash backs, airing cupboard housing Combination boiler.

OUTSIDE

Front: Gravelled frontage.

Rear: Enclosed block paved patio garden, brick 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.

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.

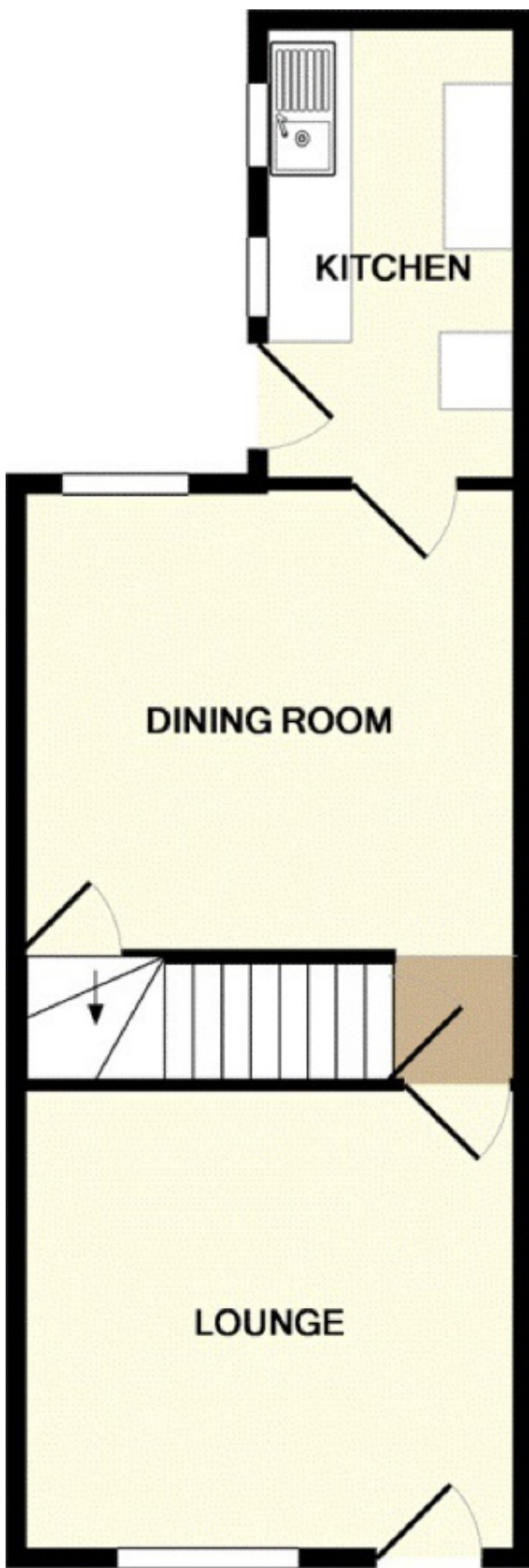
ADDITIONAL INFORMATION

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 have any authority to make or give any representation or warranty whatsoever in relation to this property.

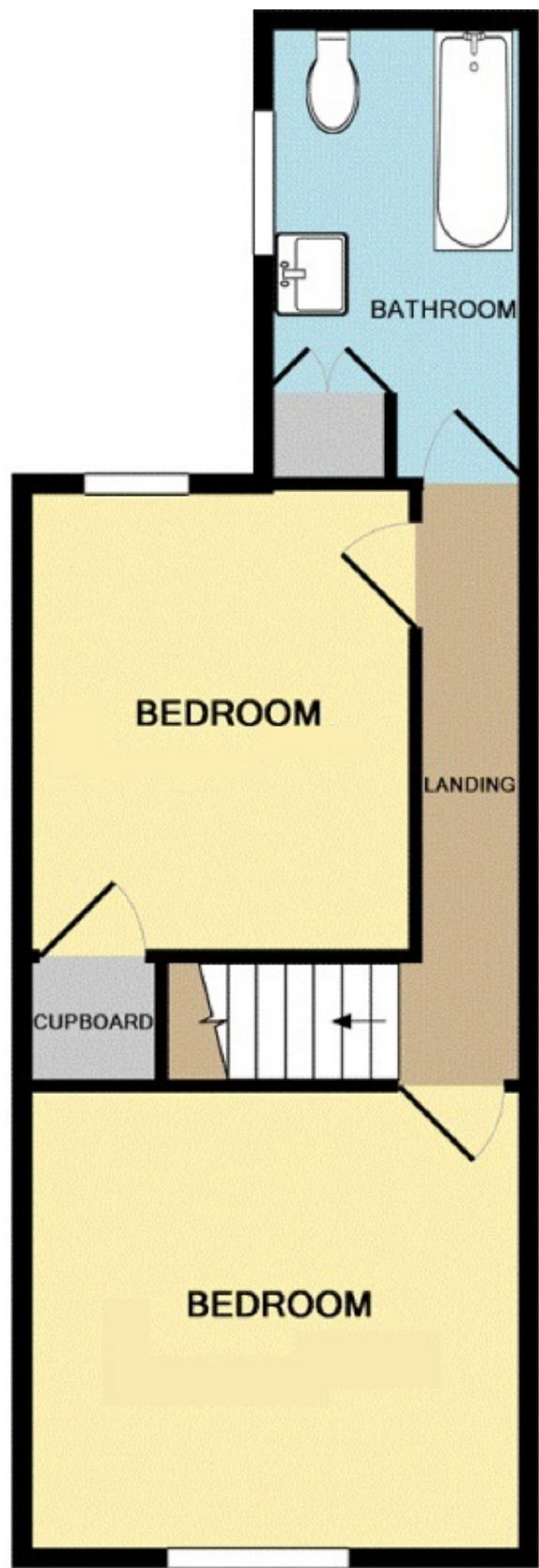
We are members of the Property Redress Scheme: www.theprs.co.uk

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GROUND FLOOR



1ST FLOOR