



6 Devon Street, Ilkeston, DE7 4AT

£120,000

RENSHAW ESTATES are Thrilled to offer this TWO BED SEMI-DETACHED * Two Reception Rooms * ENCLOSED REAR GARDEN * Spacious Bathroom * VIRTUAL VIDEO TOUR * Kitchen * BRICK OUTBUILDING * Close To Amenities * VIEWING ADVISED *



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

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

DINING ROOM 3.7M X 3.6M (12'2" X 11'10")

UPVC double glazed window, feature fireplace with multi burner, under stairs storage cupboard, stairs to first floor.

KITCHEN 3.6M X 1.9M (11'10" X 6'3")

Two UPVC double glazed windows, door, wall and base units with roll edge worktops, tiled splash backs, stainless sink, 5 ring gas range cooker.

LANDING

Radiator.

BEDROOM 3.7M X 3.5M (12'2" X 11'6")

UPVC double glazed window, radiator.

BEDROOM 3.6M X 2.7M (11'10" X 8'10")

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

BATHROOM 3.7M X 1.9M (12'2" X 6'3")

UPVC double glazed window, radiator, panelled bath with shower over, pedestal wash basin, close coupled W.C., tiled walls and floor, airing cupboard housing Baxi Combi boiler.

OUTSIDE

Enclosed rear garden laid to lawn with patio and brick outbuilding.

EPC INFORMATION

Energy Efficiency Rating = TBC

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 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

New room

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