

CHARLES
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15 Margaret Avenue

Ilkeston DE7 5DD

£190,000



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This traditional three-bedroom semi-detached property is ideally situated in a convenient residential location, within easy reach of local amenities.

The accommodation briefly comprises an entrance hallway, fitted kitchen, and a spacious lounge/dining area. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a mature, enclosed rear garden, along with a brick-built outbuilding and outside WC. To the front, there is a gravelled area and a block-paved driveway. Double gates to the side provide access to a further enclosed parking area.

The property requires a degree of modernisation but offers excellent potential for improvement. Offered to the market with no onward chain, early viewing is highly recommended





Hallway

Stairs to first floor, doors off, storage cupboard, radiator, carpet flooring & double glazed door & side window to the front elevation.

Lounge

11'11" x 13'5" (into bay) (3.63m x 4.09m (into bay))

Stone fireplace housing gas fire, shelving, TV point, carpet flooring, radiator & double glazed bay window to the front elevation.



Dining Room

12'0" x 11'6" (3.66m x 3.51m)

Coving to ceiling, panelled chimney breast, carpet flooring & double glazed window to the rear elevation.

Kitchen

12'3" x 6'3" (3.73m x 1.91m)

Wall & base units with laminate worktop over, stainless steel sink & drainer with mixer tap, tiled walls, electric oven & gas hob, space for fridge & freezer, space for washing machine, space for dish washer, radiator, vinyl flooring, double glazed window & door to the rear elevation.



Cupboard

Shelves & double glazed window.

First Floor Landing

Doors off, loft hatch & double glazed window to the side elevation.

Bedroom One

11'11" x 11'10" (3.63m x 3.61m)

Fitted wardrobes & overbed storage, coving to ceiling, carpet flooring, radiator & double glazed window to the rear elevation.





Bedroom Two

12'0" x 10'11" (3.66m x 3.33m)

Fitted wardrobes, coving to ceiling, radiator & double glazed window to the front elevation.

Bedroom Three

8'5" x 7'5" (2.57m x 2.26m)

Coving to ceiling, storage cupboard, carpet flooring, electric heater & double glazed window to the rear elevation.

Bathroom

10'5" x 6'5" (3.18m x 1.96m)

Three piece suite with walk in bath, low flush WC, pedestal wash hand basin, cupboard housing Worcester boiler, tiled walls with shower over

Outside

Front Garden

Gravelled front garden with brick wall & fence boundary, block paved driveway with wooden gates leads to rear of property.

Rear Garden

Lawn areas, stocked borders, plants & shrubs, paved patio area, wooden shed & fence boundary.

WC

5'7" x 3'0" (1.70m x 0.91m)

Low flush WC & double glazed window.

N.B

Kitchen appliances can be left if required.



Floor Plan



Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

