

CHARLES NEWTON & CO

ESTATE AGENTS & SOLICITORS

34 Kirkby Avenue

Ilkeston DE7 4LW

£170,000

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Located in a popular and highly desirable area, this traditional bay fronted 3 bedroomed semi-detached house is offered with vacant possession, making it an ideal purchase.

Internally, the property comprises an inviting entrance hall, a bright and airy lounge, sitting room & kitchen. Upstairs, you'll find a landing leading to three well-proportioned bedrooms and a family bathroom.

Externally, the property has a small frontage and a pleasant rear garden. With no upward chain, this home presents a fantastic opportunity for buyers looking to move quickly.

Ilkeston is a much sought-after market town centrally located half way between Nottingham and Derby in the borough of Erewash and has a wide range of facilities. Ilkeston boasts its own railway station and is just 10 minutes from both junction 25 and 26 of the M1 motorway and has fantastic public transport links. Both Nottingham University and the QMC Hospital and less the 20 minutes
away.

























Porch

Porch with double glazed front ,twin opening doors and two double glazed front windows to front and sides, leads to a wooden door with stained glass motif and porthole single glazed window.

Entrance Hallway

Stairs to the first floor accommodation, radiator, built in storage unit with gas and electric metres beneath single glazed original stained glass side window, under the stairs which has been opened up for further space.

Lounge

12'3" x 11'3" (3.73m x 3.43m)

With a brick built feature fireplace with stone heath and wooden mantelpiece, coving to ceiling, ceiling rose, double glazed bay window overlooking the front of the property.

Rear Sitting Room

14'8" x 11'5" (4.47m x 3.48m)

Electric fire on stone hearth with surround, coving to ceiling, radiator, TV point, patio doors overlooking the rear garden, wooden door into kitchen.

Kitchen

9'2" x 5'10" (2.79m x 1.78m)

Fitted with a range of base cupboards, drawers, and wall mounted cabinets, laminated work surfaces, tiled surround, integrated oven and grill, gas hob, stainless steel sink and drainer with mixer tap, space for under counter fridge and separate freezer, plumbing and space for washing machine, wall mounted Potterton gold Combi boiler, radiator, feature beams on ceiling, double glazed window, and double glazed door to the rear elevation.













First floor Landing
Doors off and loft hatch.

Bedroom One
12'1" x 11'5" (3.68m x 3.48m)
A good size double bedroom to the rear elevation with Double glazed window, radiator and carpeted flooring.

Bedroom Two
12'2" x 11'4" (3.71m x 3.45m)
Another good sized double to the front elevation having radiator, double glazed window and carpeted flooring.

Bedroom Three
8'9" x 7'5" (2.67m x 2.26m)
A single room to the front elevation with radiator, double glazed front window, coving to ceiling, carpeted flooring and the alcove of the stairs.

Bathroom
8'11" x 5'11" (2.72m x 1.80m)
Panel bath with shower over and shower curtain, pedestal wash hand basin, low flush WC, storage cupboard, wood panel ceiling, part tiled walls, radiator, vinyl flooring and double glazed frosted rear window.

Outside

Front Garden
Courtyard frontage with stone wall boundary & wrought iron gate. side access to rear of property with with wrought iron gate.

Rear Garden
Low Maintenance rear garden mainly paved with stocked borders, plants, trees & shrubs, brick built store with tiled roof & fence boundary.









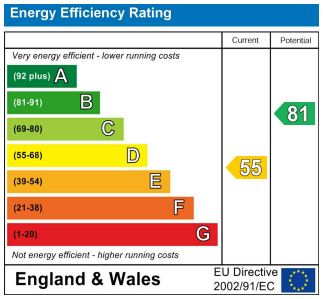
Floor Plan



Area Map



Energy Efficiency Graph



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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