



50 Nelson Street  
Ilkeston DE7 8PN

£150,000

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## 50 Nelson Street

Ilkeston DE7 8PN

Three bedroom family home in the popular market town of Ilkeston. The property consists of lounge, kitchen/diner & first floor bathroom. Outside is an enclosed rear garden & front garden. Erewash canal & Bennerley Viaduct historical landmark are close by for leisurely walks.

Ilkeston is a highly desirable market town located strategically between Nottingham and Derby, within the borough of Erewash. The town boasts a variety of amenities and has its own railway station, making it an excellent choice for commuters. With quick access to junctions 25 and 26 of the M1 motorway, and Nottingham city centre and the Queen's Medical Centre both just 20 minutes away.





### Porch

Storm porch with double glazed windows & door.

### Entrance Hall

Stairs to first floor, door into lounge & radiator.

### Lounge

15'11" x 11'5" (4.85m x 3.48m)

Brick fireplace with gas fire, wall lights, radiator, carpet & double glazed window.

### Kitchen/Diner

14'8" x 8'6" (4.47m x 2.59m)

Wall & base units with laminate worktop over, stainless steel sink & drainer with mixer tap, UPVC surround, electric oven & gas hob, plumbed for washing machine, space for fridge/freezer, radiator, vinyl flooring, double glazed window to rear & patio doors into conservatory.

### Conservatory

7'6" x 7'1" (2.29m x 2.16m)

Double glazed conservatory with door & tiled flooring.

### First Floor Landing

Doors off & loft hatch.

### Bedroom One

13'0" x 7'7" (3.96m x 2.31m)

Carpet flooring, radiator & double glazed window to the front.

### Bedroom Two

11'8" x 8'3" (3.56m x 2.51m)

Carpet flooring, radiator & double glazed window to the rear.

### Bedroom Three

9'4" x 7'1" (2.84m x 2.16m)

Floorboards, radiator, storage cupboard & double glazed window to the front.

### Bathroom

7'2" x 6'3" (2.18m x 1.91m)

Panelled bath with shower over, low flush WC, pedestal wash hand basin, part tiled walls, radiator, vinyl flooring & frosted double glazed window to the rear.

### Outside

#### Front Garden

Paved & pebble front with pathway, concrete fence surround & wooden side gate.

#### Rear Garden

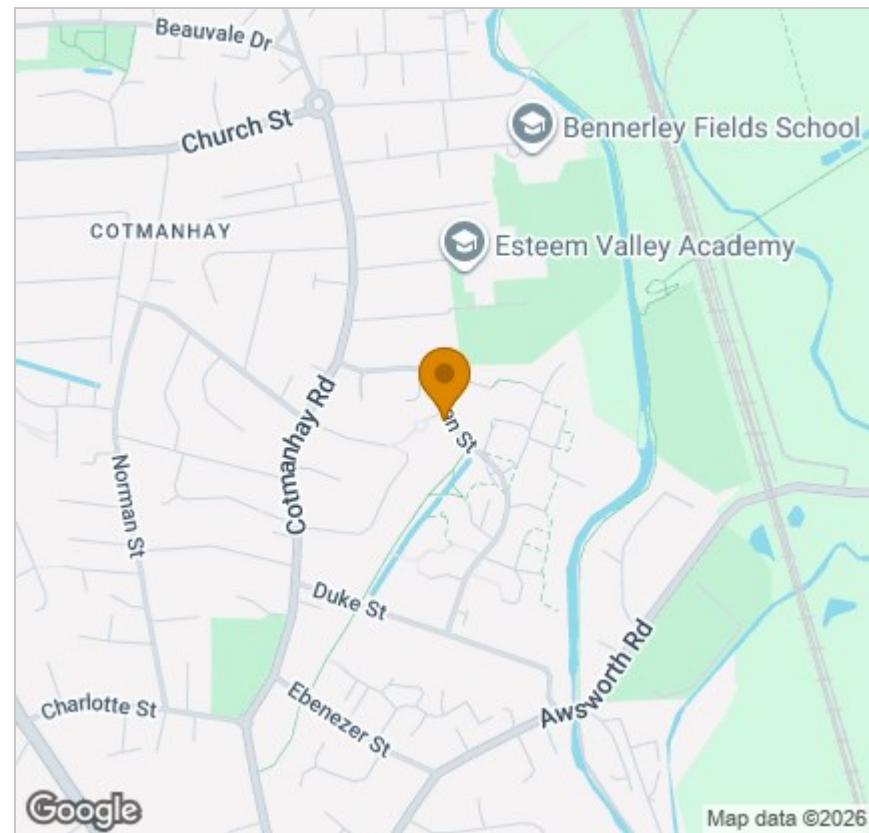
Paved rear garden, fence boundary & wooden side gate.



## Floor Plan



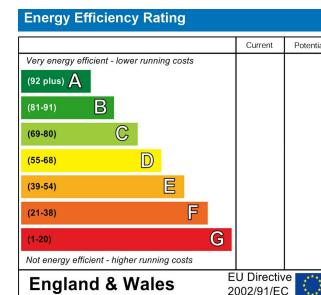
## Area Map



## Viewing

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

## Energy Efficiency Graph



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