



56 Richmond Avenue

Ilkeston DE7 8QY

£180,000



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This two bedroom semi- detached house would make the perfect first home, a real blank canvas for someone to put their own stamp on. retaining some original charm & features the property has been painted throughout making it clean & fresh & ready for someone to move into.

offered to the market with no upward chain

The accommodation in brief comprises of entrance hall, lounge to the front with bay window, dining room, fitted kitchen, downstairs toilet & small utility area. Upstairs there are two double bedrooms & a four piece bathroom suite, there is ample parking with the property & a large lawned rear garden.

Make this property top of the list on your viewing priority, we expect high demand!





Entrance Hall

Double glazed front door, small entrance hall with stairs to the first floor, door to lounge & exposed floorboards.

Lounge

12'7 x 12'4 (3.84m x 3.76m)

Double glazed large bay window to the front elevation, gas fire on tiled heath with wooden mantle piece, coving to ceiling, radiator, exposed floor boards & door to dining room.



Dining Room

10'9 x 10'11 (3.28m x 3.33m)

Single glazed internal window, coving to ceiling, radiator, concrete flooring & single glazed door into kitchen.

Kitchen

5'5 x 9'4 max (1.65m x 2.84m max)

Double glazed window overlooking the rear garden, fitted with a range of base cupboards, drawers, and wall units with laminate work surfaces, stainless steel sink & drainer with mixer tap, tiled surround, gas hob with extractor fan over, integrated oven & grill, space for freestanding fridge, concrete flooring & opening into large pantry.



Pantry

Pantry with storage shelves, double glazed side window, consumer unit & electricity meter & concrete flooring

Side Lobby

Side lobby with tiled floor flooring, door to WC, glass panel door to utility area.

Utility Area

8'1 x 5'0 (2.46m x 1.52m)

Double glazed side window with Velux roof window & double glazed rear door opening into the rear garden.

First Floor Landing

Double glazed window to the side elevation, loft hatch, doors off & exposed floor boards.





Bedroom One

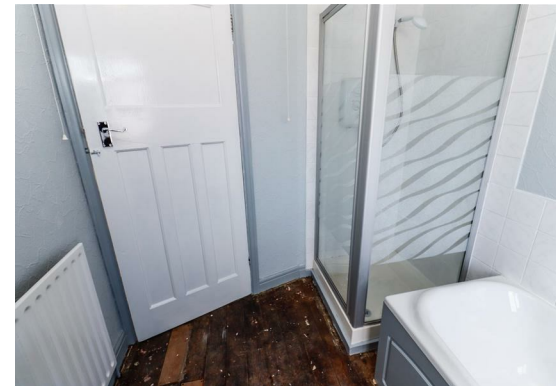
12'5 x 11'2 (3.78m x 3.40m)

The master bedroom to the front of the property has a double glazed window to the front elevation, sliding door wardrobes, large walk-in over stairs storage cupboard with its own double glazed front window, radiator & exposed floor boards.

Bedroom Two

10'6 x 8'9 (3.20m x 2.67m)

Double glazed window overlooking the rear garden, radiator & exposed floor boards.



Bathroom

6'10 x 6'2 (2.08m x 1.88m)

Frosted double glazed window to the rear elevation, four piece suite comprising panelled bath, a walk-in shower cubicle with electric shower, low flush WC, pedestal wash hand basin, cupboard housing the Glowworm wall mounted boiler, part tiled walls, radiator & exposed floor boards.

Outside

Frontage

To the front of the property, there is a dwarf wall and wrought railings, a large driveway leading to the side gate, a gravel frontage with raised deck flower bed, pathway to the front door.

Rear Garden

The spacious garden has a vast lawn, includes a patio area and a central pathway, plants and shrubs, a greenhouse, and a fence boundary for privacy and security. This garden is a real blank canvas to put your own stamp on.

Council Tax

Erewash A



Floor Plan



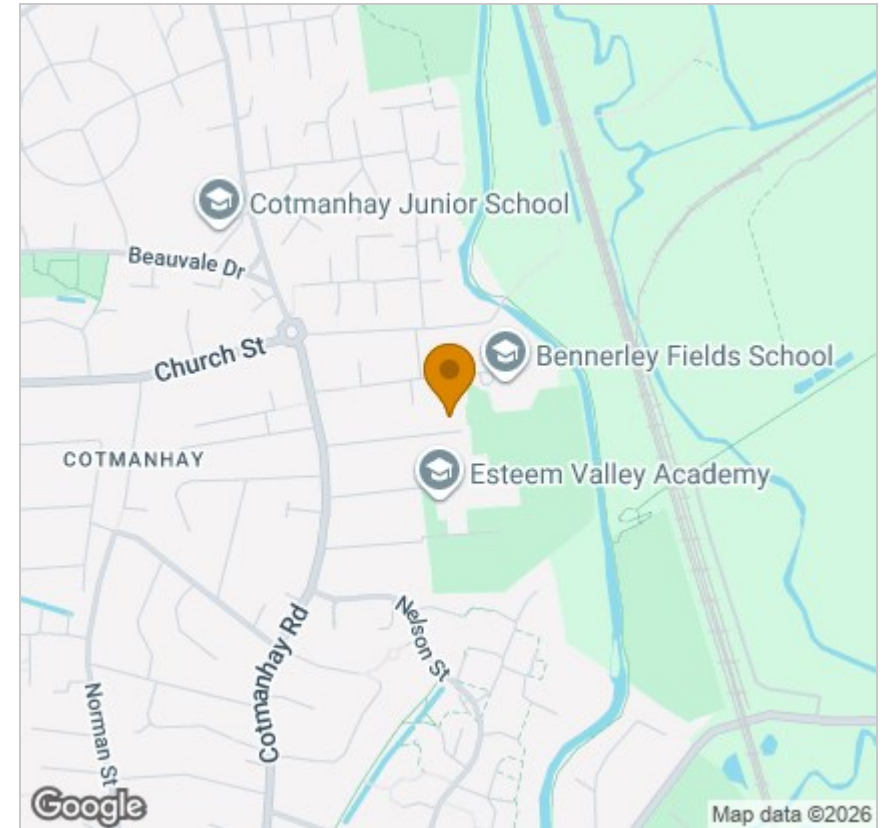
Viewing

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

