



37 Whitworth Road

Ilkeston DE7 5NU

£157,000





## 37 Whitworth Road

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Two bedroom town house located in a residential area conveniently situated approx. 6 miles from Nottingham and approx. 9 miles from Derby.

Situated at the end of a cul-de-sac, the property has a low maintenance front garden and access to driveway parking at the rear. Close to local amenities, you are only a few minutes walk from local supermarkets & takeaways, Field House Infant & nursery school & Eden Surgery medical centre.

For those not wanting to walk or drive, regular busses to Nottingham and Ilkeston Town centre pass the end of the road every few minutes.

Only by a full internal viewing can you fully appreciate the accommodation that this property has to offer.







### Entrance Hall

With double glazed front door with frosted glass panel window, radiator stairs to the first floor, door to lounge.

### Lounge

13' 10"11 (3.96m 3.33m)

Double glazed front window, coving, ceiling fan, door to entrance hall.

### Kitchen Diner

9'2 x 14'1 (2.79m x 4.29m)

A range of base cupboards, drawers, matching wall units, stainless steel sink and drainer unit, space for freestanding oven, wall mounted boiler, high-level consumer unit, radiator, under stairs storage cupboard, double glazed side door double glazed rear window, door to lounge.

### First Floor Landing

Landing with loft access, shower isolator switch, and stairs down, doors off:

### Bedroom One

11'1 x 11'3 (3.38m x 3.43m)

Range of fitted wardrobes and over bed storage, two double glazed windows to the front elevation, coving, radiator, ceiling fan.

### Bedroom Two

8'0x 11'0 (2.44mx 3.35m )

Double glazed rear window, radiator, carpeted floor flooring.

### Shower Room

5'9 x 6'2 (1.75m x 1.88m)

Shower room with a walk-in shower, low flush WC, pedestal wash and basin, radiator, part tile walls, double glazed frosted rear window.

### Gardens

To the front is an enclosed garden being mainly gravelled with slabbed path and shrub planting.

To the rear is a slabbed patio/seating area with gravelled bin store, dwarf brick wall planter and shrub planting. Tarmac driveway providing off street parking.

There is an additional allocated parking space nearby.

### Location

PERFECT SPOT FOR COMMUTERS! Situated just off Nottingham Road between Ilkeston and Trowell this property is ideal for commuters with there being bus stops on the road giving access to Nottingham and Derby City Centres. Conveniently there are shops, a petrol station and takeaways on your door step.

### Council Tax

Erewash A



Floor Plan



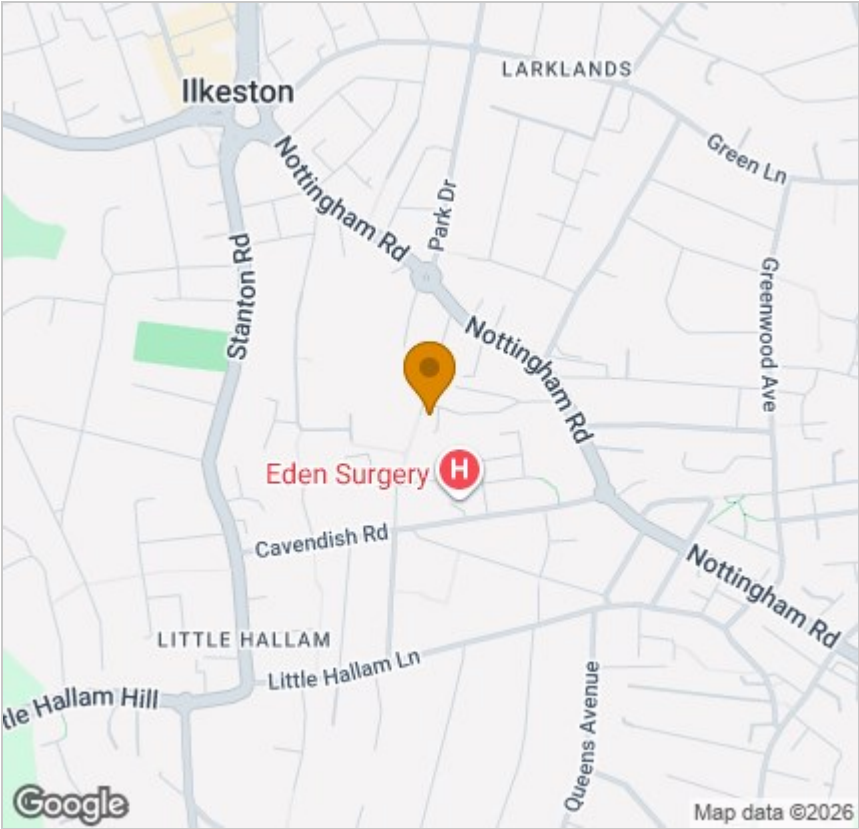
Viewing

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

