



Abbot Road
Ilkeston

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edwards



Property Description

CHAIN FREE !! SEMI-DETACHED HOME !! THREE BEDROOMS !! KIRK HALLAM LOCATION !! PERFECT PURCHASE !! We at Burchell Edwards are delighted to offer to the market with no onward chain this charming semi-detached home located in the heart of Kirk Hallam and is ready for a new family to love,

This charming home will make for the perfect purchase for all buyers and is located close to all the fantastic schools and the town centre with all major supermarkets and fantastic transport and road links.

The home comprises of large living room, kitchen/diner to the ground floor with the three double bedrooms and family bathroom on the first floor.

To the rear is the charming garden and there is plenty of on-street parking to the front as well as a front garden.

We feel with what this home has to offer and the fantastic location really makes this a perfect purchase so please call Burchell Edwards today to arrange your viewing.

Please note that the AML Fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To The Front

Having on-street parking available. Low maintenance frontage with the UPVC front door opening the entrance hallway.

Living Room

Having a double-glazed front aspect window and doors opening out to the rear with a fitted radiator and carpet.

Kitchen/Diner

Having double-glazed rear and side aspect windows and side aspect double-glazed door with laminate flooring. Fitted with a selection of wall and base units with stainless-steel sink and drainer, an integrated gas hob and eye-level oven with space and plumbing for a washing machine and fridge freezer. Staircase to the first floor with a handy understairs storage cupboard.

Bedroom One

Having a double-glazed front aspect window with fitted carpet and a radiator.

Bedroom Two

Having a double-glazed rear aspect window with wood flooring and a radiator.

Bedroom Three

Having a double-glazed front aspect window with wood flooring and a radiator.

Bathroom

Having two double-glazed rear aspect windows with laminate flooring and a heated towel rail. Suite includes a low-level WC, a handwash basin and a Jacuzzi bath with an overhead mains fed shower.

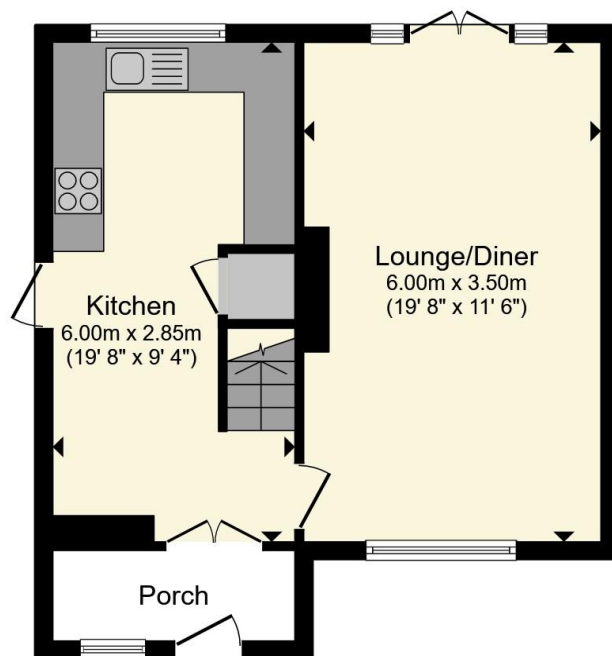
To The Rear

Spacious rear garden with grass lawn surrounded and enclosed with hedges.

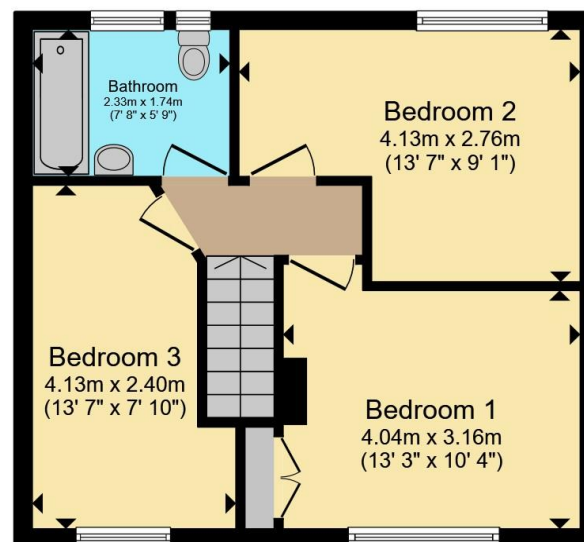








Ground Floor



First Floor

Total floor area 77.4 m² (833 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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21 Bath Street
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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