



Park Road
Ilkeston

burchell
edwards



Property Description

Situated in a convenient and well-established residential location on Park Road, Ilkeston, this well-presented two-bedroom mid-terraced home offers an excellent opportunity for first-time buyers, investors or those looking to downsize.

The accommodation comprises two spacious and versatile reception rooms, providing ideal living and dining spaces, together with a fitted kitchen offering ample storage and workspace.

To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a pleasant rear garden, providing the perfect space for outdoor relaxation and entertaining.

Presented in good condition throughout, this charming home is ready to move straight into whilst still offering scope for a purchaser to make it their own over time. Conveniently located close to local amenities, schools and transport links, this property combines comfort, practicality and value in a popular Ilkeston setting.

Early viewing is highly recommended.

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. The UPVC front door opens directly into the living room.

Living Room

A bright living room featuring a front-aspect double-glazed window, laminate flooring, a fitted radiator, and a feature fireplace. The room provides access through to the dining room, creating an ideal space for both relaxing and entertaining.

Dining Room

Having a rear aspect double-glazed window with a continuation of the laminate flooring, a fitted radiator and doorway to the stairs to the first floor. leads through to the kitchen

Kitchen

Benefiting from a double-glazed side-aspect window and a door leading to the rear garden, this kitchen is fitted with laminate flooring. It features a range of wall and base units with tiled splashbacks, an integrated electric oven and gas hob with an overhead extractor hood. The room also houses the boiler and provides space and plumbing for a washing machine, as well as space for a fridge freezer.

Landing

Fitted with carpet.

Bedroom One

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

Bedroom Two

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

Bathroom

A bathroom with a side-aspect double-glazed window and lino flooring. The suite comprises a panelled bath with an electric shower over, a low-level WC, and a wash hand basin. The room also benefits from a useful storage cupboard.

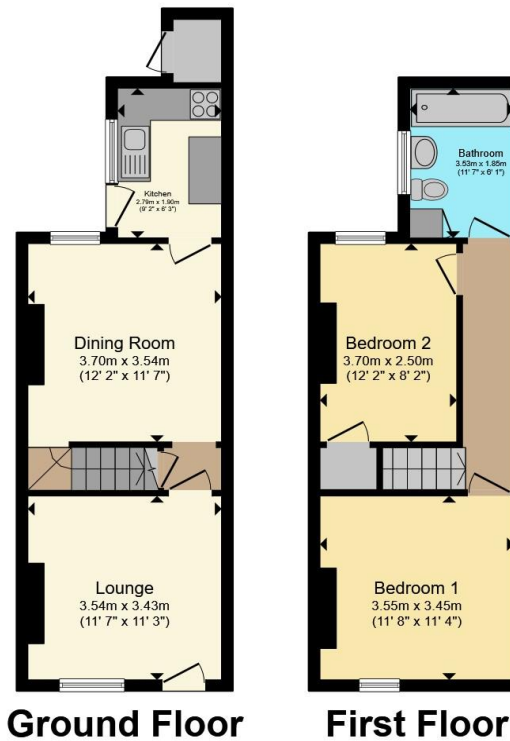
To The Rear

The enclosed rear garden offers a lawned area and benefits from a useful brick-built outbuilding for additional storage. Towards the rear of the garden is a garden shed, with shared access provided for bin storage and removal.









Total floor area 69.7 m² (750 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

T 01159 327232
E ilkeston@burchelledwards.co.uk

21 Bath Street
 ILKESTON DE7 8AH

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

check out more properties at burchelledwards.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: IST207999 - 0002