

Lissett Avenue
Ilkeston

burchell edwards

Lissett Avenue
Ilkeston DE7 5GQ

for sale offers in excess of
£200,000







Property Description

CHAIN FREE !! WELL PRESENTED SEMI-DETACHED HOME !! THREE BEDROOMS !! PRIVATE DRIVEWAY !! CLOSE TO TOWN CENTRE !! We at Burchell Edwards are delighted to offer to the market with no onward chain this well presented semi-detached home that is ready for a new owner to love.

Located close to the town centre all major transport and road links as well as all major supermarkets this charming well presented home is ready for a new owner.

The home has been well maintained by the present owner and offers spacious bright living and comprises of entrance hallway, large living room with dual aspect double glazed windows allowing loads of natural light to run through, well equipped kitchen/diner, utility room and a guest cloakroom to the ground floor.

The first floor holds the three good size bedrooms and the family bathroom. To the rear of the home is the mature private garden and access to the garage with private driveway parking to the front.

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

To The Front

A driveway to the front of the property provides off-road parking for one vehicle, while a shared driveway gives access to a private garage. A UPVC front door opens into the entrance hallway, offering a welcoming introduction to the home.

Entrance Hallway

Fitted with laminate flooring and a radiator.

Living Room

A bright and spacious living room featuring double-glazed windows to both the front and rear aspects, allowing an abundance of natural light to flow throughout the room. Fitted with carpet, a radiator and a feature fireplace providing a focal point the space.

Kitchen

Having a side aspect double-glazed window, the kitchen is fitted with a selection of wall and base units incorporating a stainless-steel sink and drainer. Integrated appliances include a gas hob and electric oven, with additional space provided for a washing machine and fridge freezer. Finished with laminate flooring, the kitchen offers a practical and well-planned layout and leads through to a handy utility room, providing additional storage and laundry space.

Utility Room

A practical utility room featuring a rear aspect double-glazed window, laminate flooring, and a fitted radiator. Offering space and plumbing for a washing machine, this useful additional area provides excellent laundry and storage facilities. A door leads through to a convenient cloakroom.

Guest Cloakroom

Featuring a low-level WC and handwash basin with tiled flooring.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Having a side aspect double-glazed window with lino flooring and a fitted radiator. Suite includes a panelled bath, a low-level WC and a handwash basin.

To The Rear

Private rear garden with a patio area leading to a grass lawn surrounded by mature borders and trees with access to the private garage.







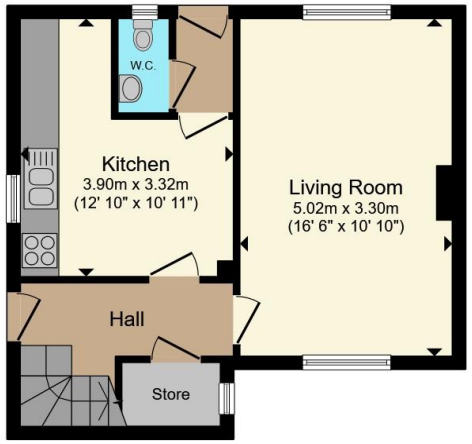




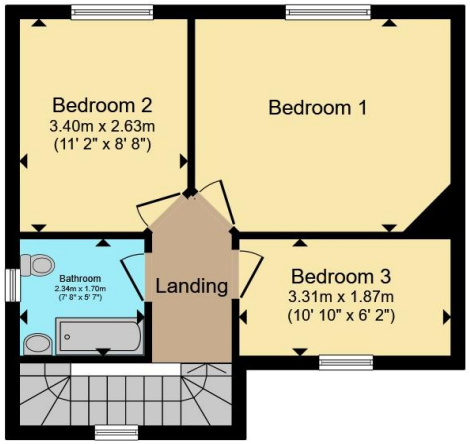




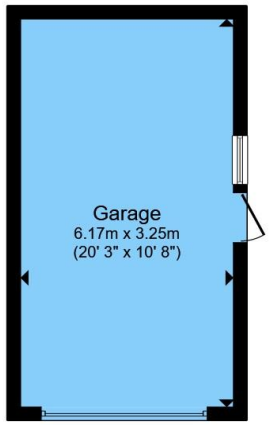




Ground Floor



First Floor



Garage

Total floor area 99.9 m² (1,076 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

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To view this property please contact Burchell Edwards on

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21 Bath Street
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EPC Rating: Awaited

Council Tax Band: A

Tenure: Freehold

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The Property Ombudsman

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