

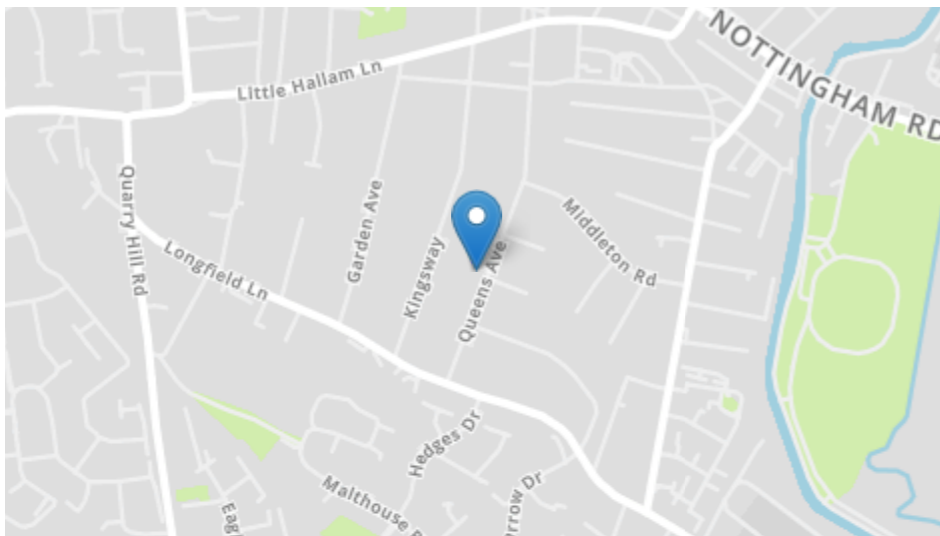
Queens Avenue, Ilkeston, DE7 4DJ

£180,000



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- Semi Detached Family Home
- 2 DOUBLE Bedrooms
- Modern Fitted Kitchen
- Downstairs WC
- Newly Fitted Bathroom
- Off Road Parking
- Private Rear Garden
- Short Drive To Ilkeston Town Centre
- Ideal First Home

Our Seller says....

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27770620

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



FIRST TIME BUYER ALERT! A well presented and much improved two bedroom semi-detached property with a private garden, TWO good sized bedrooms, stylish RE-FITTED bathroom, and driveway located within easy reach of Ilkeston town centre. Briefly comprising; entrance hallway, kitchen, lounge/diner. To the first floor, two good sized bedrooms and re-fitted bathroom. Outside, to the front is a driveway providing off road parking, whilst to the rear is a good sized and private garden. Located within easy reach of Ilkeston town centre, there are a range of amenities on your doorstep, along with nearby road links including the A610 providing easy access to the surrounding towns and villages. A superb first time buy or investment purchase. Contact Watsons today to arrange your viewing.

Ground Floor

Entrance Hall

Entrance door to the front, ceiling spotlights, radiator and doors to the kitchen & lounge, stairs to the first floor.

Lounge

4.61m x 3.32m (15' 1" x 10' 11") UPVC double glazed bay window to the rear with integrated seat. Feature fire place with tiled hearth and surround, radiator.

Kitchen

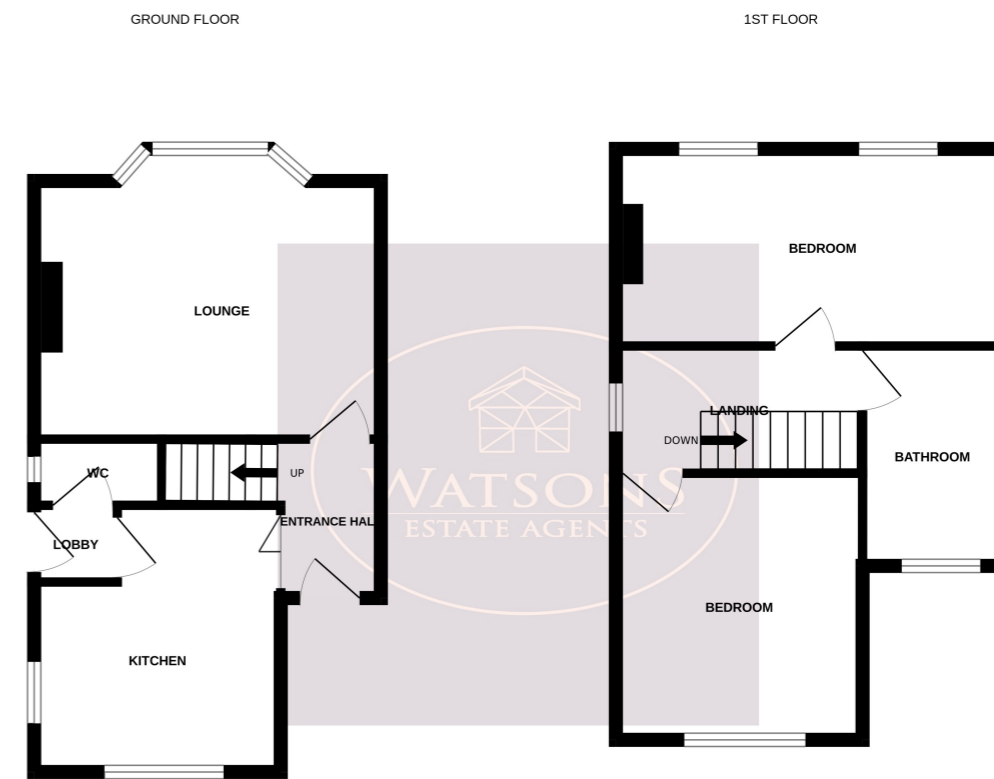
3.15m x 3.15m (10' 4" x 10' 4") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated waist height electric oven & gas hob with extractor over. Plumbing for washing machine, wood effect laminate flooring, uPVC double glazed windows to the front & side. Storage cupboard and door to the rear lobby.

Rear Lobby

Doors to the WC and door to the side.

WC

WC, pedestal sink unit and obscured uPVC double glazed window to the side.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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First Floor

Landing

UPVC double glazed window to the side and doors to both bedrooms and bathroom.

Bedroom 1

3.38m x 3.06m (11' 1" x 10' 0") UPVC double glazed window to the front and radiator.

Bedroom 2

4.66m x 2.58m (15' 3" x 8' 6") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, twin vanity sink unit to table top bowl sink and bath with shower over. Extractor over, heated towel rail and obscured uPVC double glazed window to the side.

Outside

To the front of the property are open views. A concrete driveway provides off road parking. The rear garden offers a good level of privacy and comprises a paved patio, turfed lawn, flower bed borders with a range of plants and shrubs and is enclosed by timber fencing to the perimeter.