

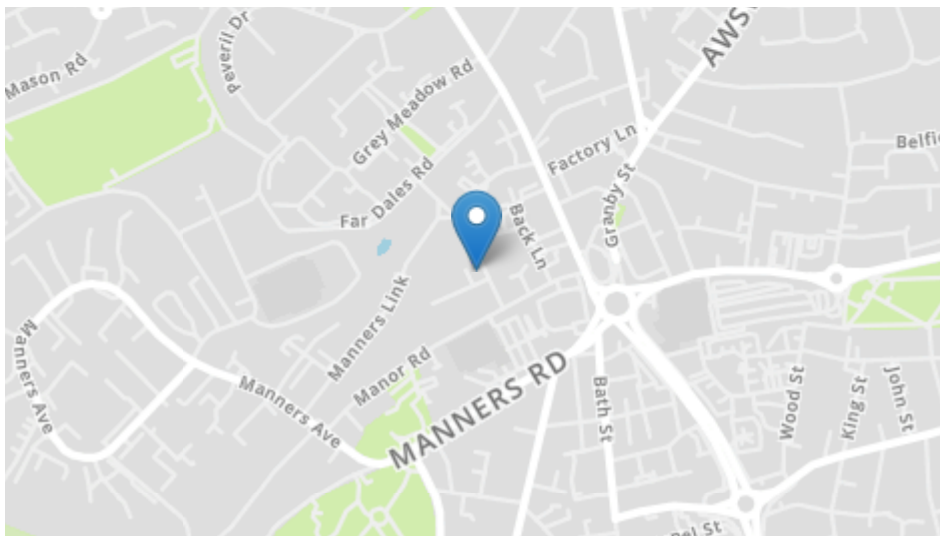
Northfield Avenue, Ilkeston, DE7 8EH

Offers Over £170,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Detached Bungalow#
- 2 Double Bedrooms
- Generous Lounge
- Conservatory
- Driveway
- Cul De Sac Location
- In Need of Modernisation
- No Upward Chain

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 - 27924160

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



*** COMPETITIVELY PRICED TO SELL *** This 2 bedroom detached bungalow offers excellent potential to extend (subject to planning permissions) and boasts generous outbuildings which could be considered perfect for anyone needing the space or ambitions to run a business from home, or potential future conversion to an Annex/separate dwelling. The bungalow itself has generous living space with 2 bedrooms, living room, kitchen, conservatory and to the outside a private driveway and garden with access to a variety of outbuildings. Viewings are highly recommended so call us today to book yours!

Entrance Hall

Entrance door to the front, storage cupboard, radiator, cupboard housing the boiler, doors to the kitchen and lounge.

Lounge

5.2m into the bay x 3.4m (17' 1" x 11' 2") UPVC double glazed bay window to the front, wooden fireplace with decorative tiled surround and hearth with inset space for electric fire. Door to inner hall.

Kitchen

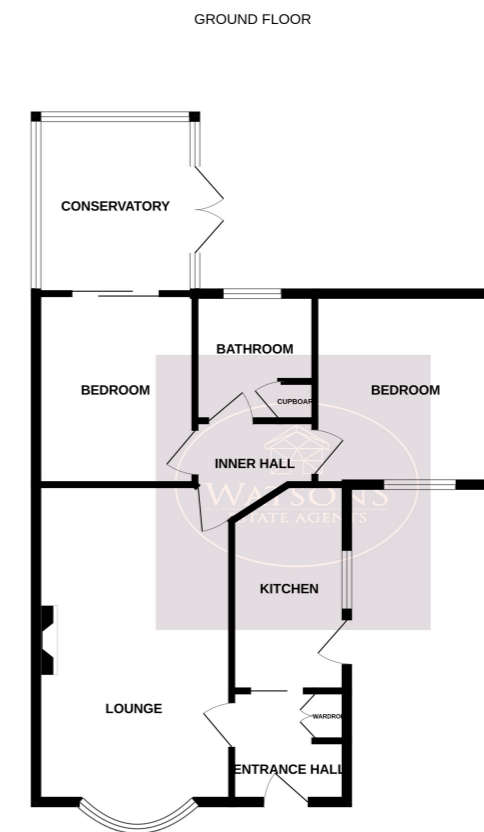
3.6m x 2.0m (11' 10" x 6' 7") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine, radiator. UPVC double glazed window to the the side, door to the side.

Inner Hall

Doors to both bedrooms and bathroom. Access to the attic.

Bedroom 1

3.4m x 3.3m (11' 2" x 10' 10") UPVC double glazed window to the front and radiator.



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.
Made with Metropix (2024)

Bedroom 2

3.3m x 2.7m (10' 10" x 8' 10") Sliding patio doors to the conservatory and radiator.

Conservatory

3.3m x 2.6m (10' 10" x 8' 6") UPVC double glazed windows to both side and front, French doors to the rear garden.

Bathroom

2.4m x 1.9m (7' 10" x 6' 3") 3 piece suite in white comprising WC, wall mounted sink and bath with electric shower over. Radiator, cupboard housing the boiler and obscured uPVC double glazed window to the rear.

Outside

To the front of the property are gravel beds with a range of plants & shrubs. The rear garden offers a good level of privacy and comprises 2 paved patio seating areas, gravel beds, raised flower bed borders with a range of plants & shrubs, door to the garage and brick built workshop with power and lighting. Accessed from Manor Road is a single garage with roller shutter door, power and lighting.