

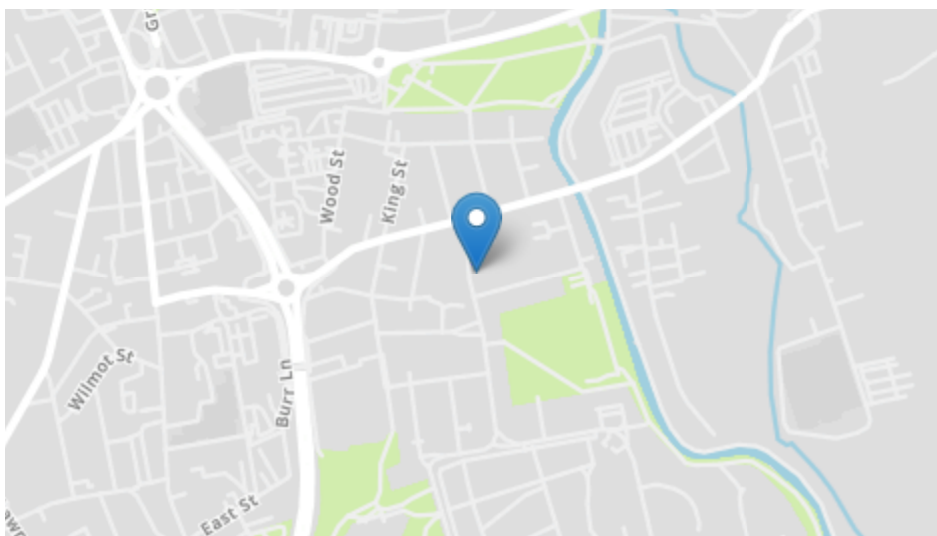
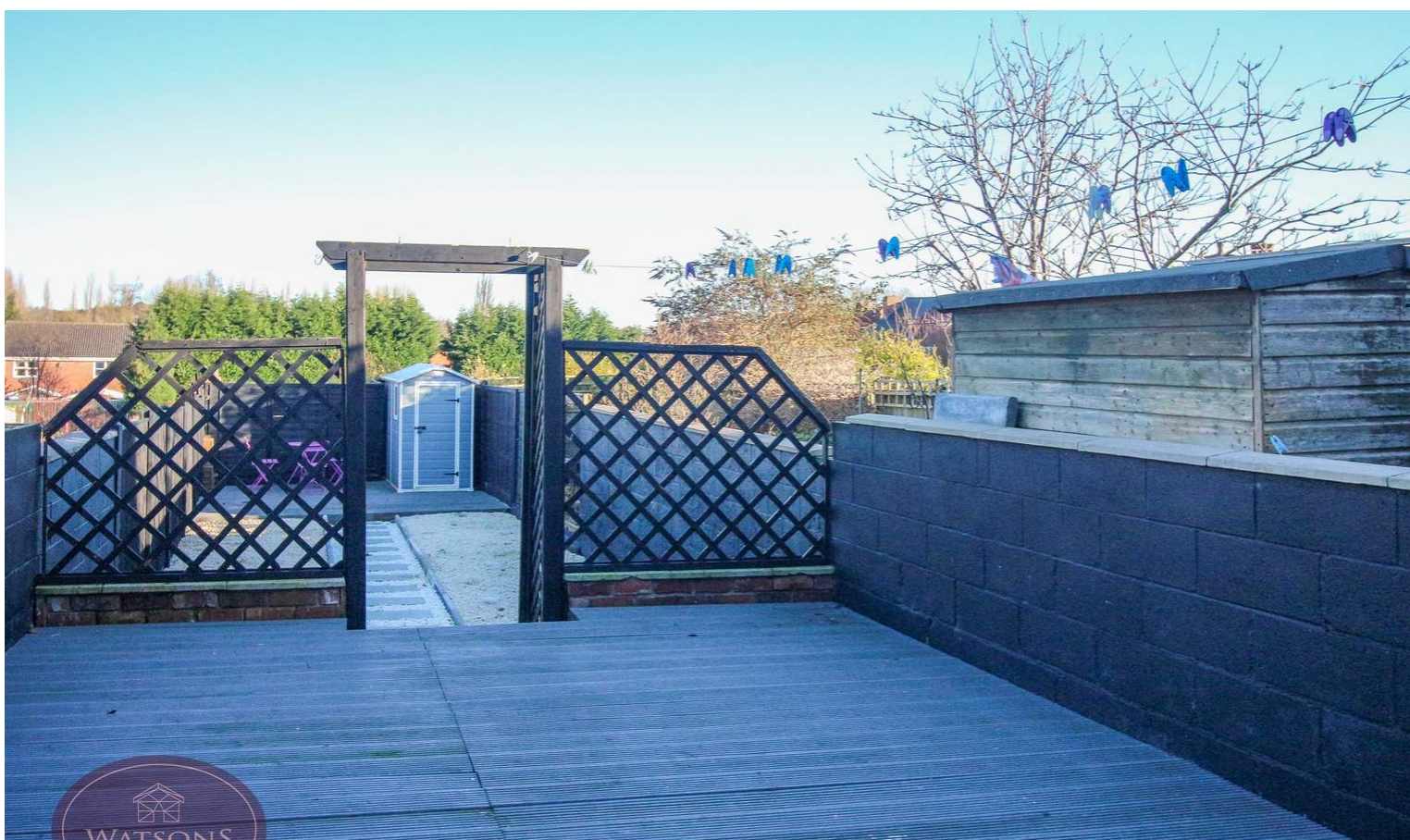
Alvenor Street, Ilkeston, DE7 5LR

Offers Over £140,000



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- End Terrace Home
- 2 DOUBLE Bedrooms Plus Attic Room
- 2 Reception Rooms
- Modern High Gloss Kitchen
- Private Rear Garden
- Excellent Transport Links
- Ideal First Purchase
- Close To Amenities

Our Seller says....

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\*\*\* MORE THAN MEETS THE EYE! \*\*\* This gem of a home is beautifully presented and offers ample room including two double bedrooms and a loft room. Being renovated by the current owners this is a home you can move straight into! In brief, the well presented accommodation comprises to the ground floor: lounge, dining room and fitted kitchen with high gloss units. On the first floor the landing leads to two double in size bedrooms and a newly fitted four piece bathroom suite. There is also the added benefit of a converted attic room which would make an ideal study/ working from home office or teenage 'den'. Outside, there is a low maintenance private garden to the rear. with two decking areas. Tastefully decorated and beautifully presented this is most definitely a home you can move into and enjoy from day one! Ilkeston itself is an extremely popular residential location offering a wealth of local amenities and facilities as well as some highly regarded schools. There are excellent transport links to both Nottingham and Derby city centres, and with its close proximity to the M1 Motorway, transport links including train, Ilkeston makes an excellent base for commuting.

## Ground Floor

### Lounge

3.53m x 3.52m (11' 7" x 11' 7") UPVC double glazed window to the front, composite entrance door, chimney breast, TV point, radiator. Archway through to the dining room.

### Kitchen

4.94m x 2.0m (16' 2" x 6' 7") A range of matching high gloss wall & base units, tiled splash backs, work surfaces incorporating a one & a quarter ceramic sink & drainer, plumbing for washing machine & dishwasher. Space & connections for cooker with extractor over, tiled flooring, ceiling spotlights, uPVC double glazed windows to the rear and side. Door to the rear courtyard.

### Dining Room

3.81m x 3.56m (12' 6" x 11' 8") UPVC double glazed window to the rear, electric fire with wooden fire place surround, wood effect laminate flooring, radiator, stairs to the first floor. Archway through to the kitchen.

## First Floor

### Landing

UPVC double glazed window to the side. Doors to both bedrooms & bathroom. Door to the stairs to the attic room.



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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### Bedroom 1

3.54m x 3.54m (11' 7" x 11' 7") UPVC double glazed window to the front, wood effect laminate flooring, radiator.

### Bedroom 2

3.82m x 2.64m (12' 6" x 8' 8") UPVC double glazed window to the rear, radiator.

### Attic Room

3.52m x 3.43m (11' 7" x 11' 3") Velux window, wood effect laminate flooring, power points, eaves storage, radiator.

### Bathroom

4 piece suite in white comprising WC, vanity sink unit, corner bath with mixer shower & corner shower unit with electric shower. Ceiling spotlights, airing cupboard housing the combination boiler, tiled flooring, obscured uPVC double glazed window to the side, radiator.

### Outside

To the rear of the property are two timber decking seating areas and decorative stone beds. The garden is enclosed by timber fencing. A shared path runs alongside the property to the rear for neighbouring access & refuse.