whitegates









Granby Street, Ilkeston, DE7 8HN

3 | 1 | 2 | EPC D

Asking Price: £110,000

Freehold



Granby Street,
Ilkeston, DE7 8HN

3 bedrooms
1 bathroom
2 reception rooms

Asking Price: £110,000

- Mid Terraced House
- Close To Town Centre
- THREE Bedrooms
- Three Storeys
- UPVC Double Glazing
- Gas Central Heating
- Council tax band A
- No Upward Chain

Council Tax Band: TBA

Traditional terraced house close to town centre having three bedrooms over three floors. Benefits include gas central heating and UPVC double glazing. Lounge, dining room, kitchen. Landing with two bedrooms and a bathroom and a loft room with a third bedrooms. Gardens to front and rear.

Lounge

13'1" x 15'9" (4m x 4.8m)

UPVC double glazed door and window to the front aspect, radiator and stairs to the first floor landing.

Dining Room

13'4" x 13'1" (4.06m x 4m)

UPVC double glazed window to the rear aspect and a radiator.

Kitchen

12'4" x 7'1" (3.76m x 2.16m)

Range of fitted base and eye level kitchen units with roll top work surfaces and tiled splash areas. Four ring electric hob with extractor hood over and fitted oven below. Stainless steel single drainer sink unit, UPVC double glazed door and window to the rear aspect and a radiator.

Utility Room







5'7" x 8'9" (1.7m x 2.67m)

Base level cupboards, space for appliances, wall mounted gas boiler and a UPVC double glazed window to the rear aspect.

WC

UPVC double glazed window to the rear aspect, hand wash basin and a low flush WC.

Landing

Stairs to the second floor loft room.

Bedroom One

13'1" x 12'6" (4m x 3.8m)

UPVC double glazed window to the front aspect, radiator, Victorian cast iron fireplace.

Bedroom Two

9'10" x 10'5" (3m x 3.18m)

UPVC double glazed window to the rear aspect, radiator and an under stairs storage cupboard.

Bathroom

12'4" x 7'1" (3.76m x 2.16m)

Panel bath with a shower head off the bath taps, low flush WC, pedestal hand wash basin, tiled splash areas, radiator and a UPVC double glazed obscure window to the rear aspect.

Loft Room

13'1" x 16'1" (4m x 4.9m)

Sealed unit double glazed skylight window to the rear aspect and a radiator.

Front

Small enclosed front garden area.

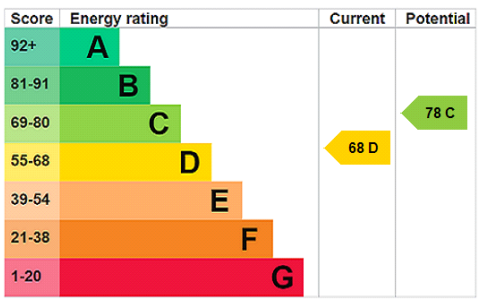
Rear

Garden area to the rear.













GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.

LOFT ROOM
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 1201 sq.ft. (111.5 sq.m.) approx.

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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