

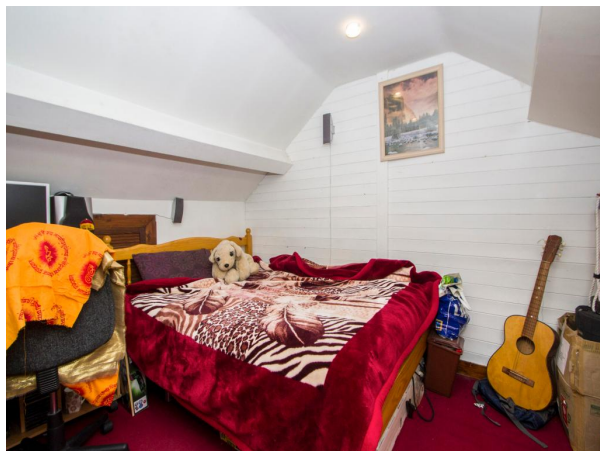
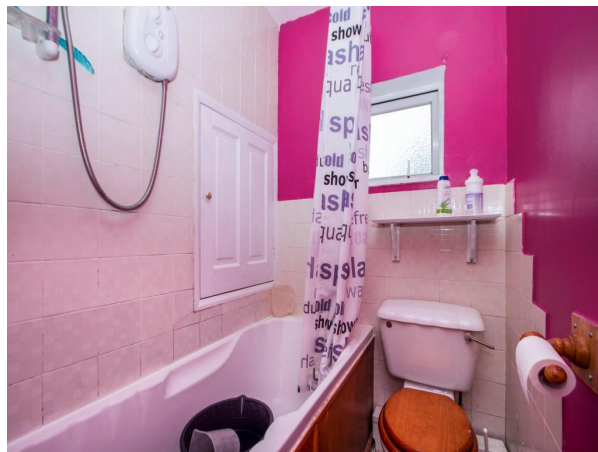


Albany Street, Ilkeston, Derbyshire **Offers Over £85,000**





YOUR MOVE





Albany Street, Ilkeston,
Derbyshire

Offers Over £85,000

Property Description

A cosy terraced property with two bedrooms and a large loft conversion. The property is situated in the popular Larklands area to the bottom of Nottingham Road and the accommodation comprises in brief of a lounge, fitted breakfast kitchen with pantry, landing with two double bedrooms and bathroom and stairs leading to an enclosed loft room, there is also a large low maintenance garden with feature decking area and shed. A copy of the EPC will be available on request. EPC grade D

Our View

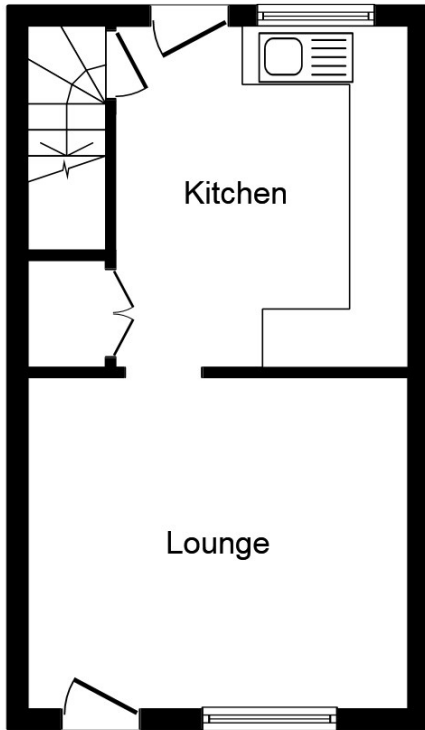
This property would suit a first time buyer with a young family as the loft room is currently being used as a bedroom, there is great space for children to play outside and ample off street parking. The property is ideally situated off Nottingham Road giving convenience yet off the main road.

Location

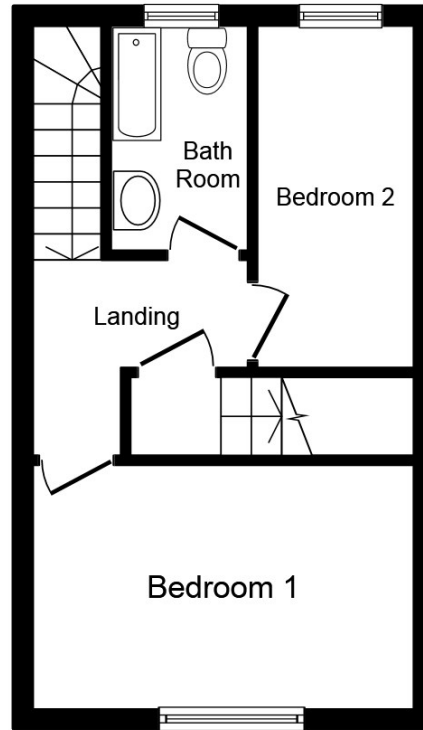
Larklands infants and nursery school are within walking distance and there is good access to bus routes at the bottom of the Street to Nottingham city centre. The Tesco Xtra store is within walking distance and there are local takeaways. The Erewash Canal is within five minutes walk adding to this location.



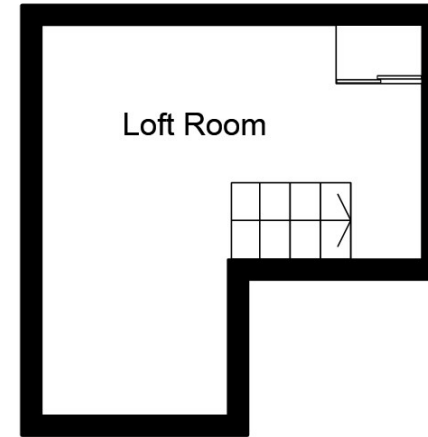
EPC Grade D
For full EPC please contact the branch



Ground Floor



First Floor



Loft Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Your Move is a trading name of your-move.co.uk, registered in England at Newcastle House, Albany Court, Newcastle Business Park, Newcastle upon Tyne NE4 7YB (number 01864469).

45 Bath Street, Ilkeston, Derbyshire, DE7 8AH

0115 930 3813 * Ilkeston@your-move.co.uk

*Calls may be recorded and/or monitored for training and/or security purposes.

