



2 Bed House

6 Greenside View
Smalley
Ilkeston
DE7 6JT

£950

Fletcher
& Company

6 Greenside View

Ilkeston

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- No Chain
- Two Bedroom
- Superb Cul-De-Sac Position In A Quiet Area
- Nice Kitchen With Space For Appliances
- Nice Views Surrounding
- Off Road Parking
- Rear Garden With Storage
- Ground Floor WC/Cloakroom
- Living Room With French Door Onto Rear Garden
- Viewing Advised

Available Immediately - A well-maintained and modern two bedroom town house situated in the highly regarded village of Smalley. The property benefits from gas-fired central heating, UPVC double glazing and neutral décor throughout, offering comfortable and practical accommodation.

Accommodation:

Upon entering the property, a welcoming entrance hallway provides access to the ground floor accommodation. The living room is a good size, offering space for both lounge furniture and a small dining area if required. A guest cloakroom is conveniently positioned off the hallway.

The fitted kitchen includes a range of units, work surfaces and space for fridge/freezer and washing machine.

To the first floor are two well-proportioned double bedrooms, both offering good natural light and room for bedroom furniture. The family bathroom is fitted with a modern three-piece suite including bath with shower over, wash basin and WC.

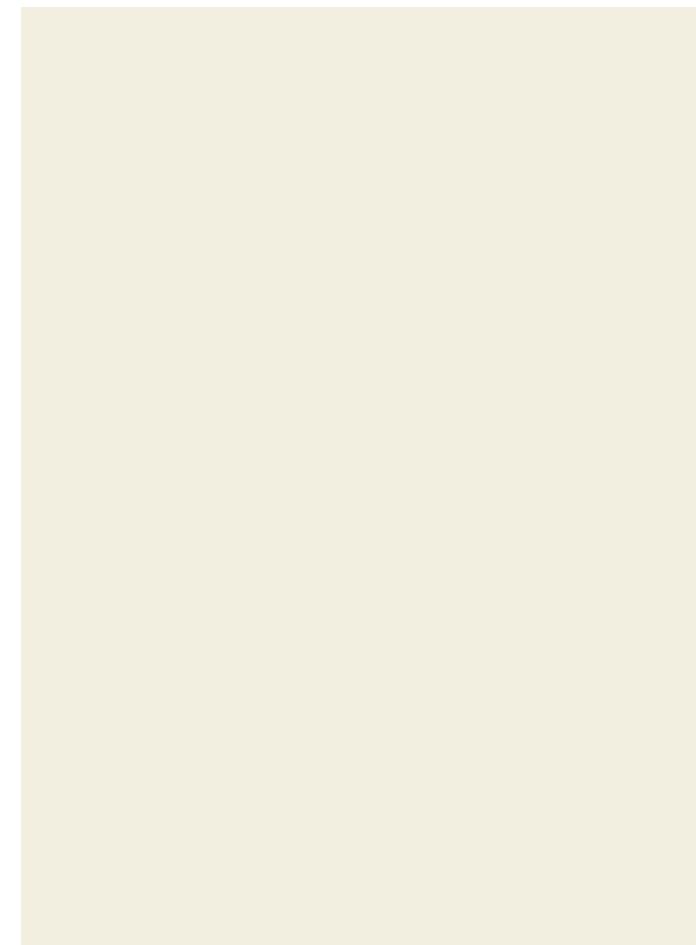
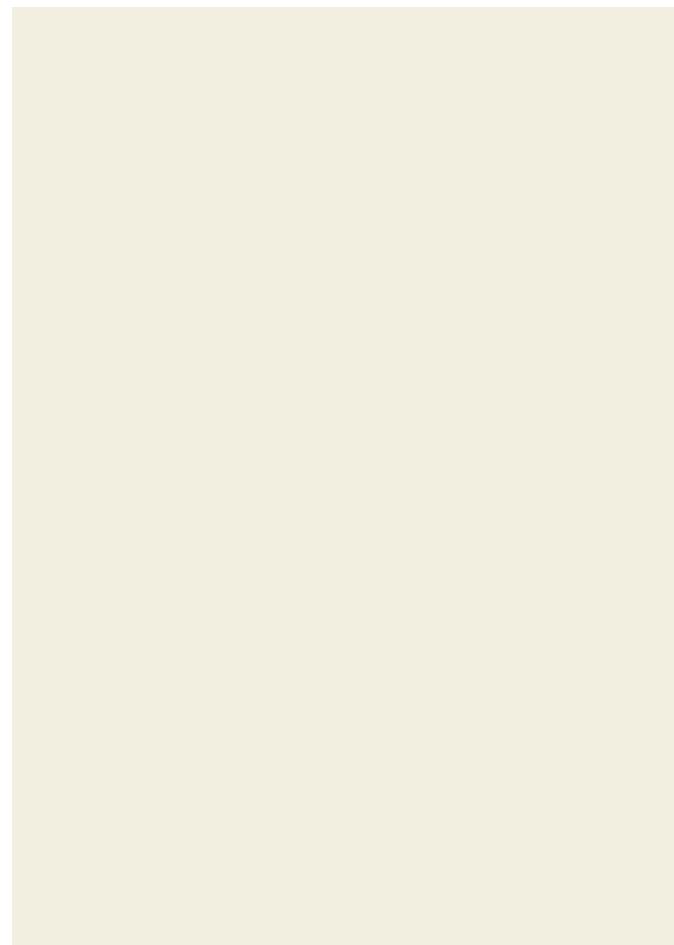
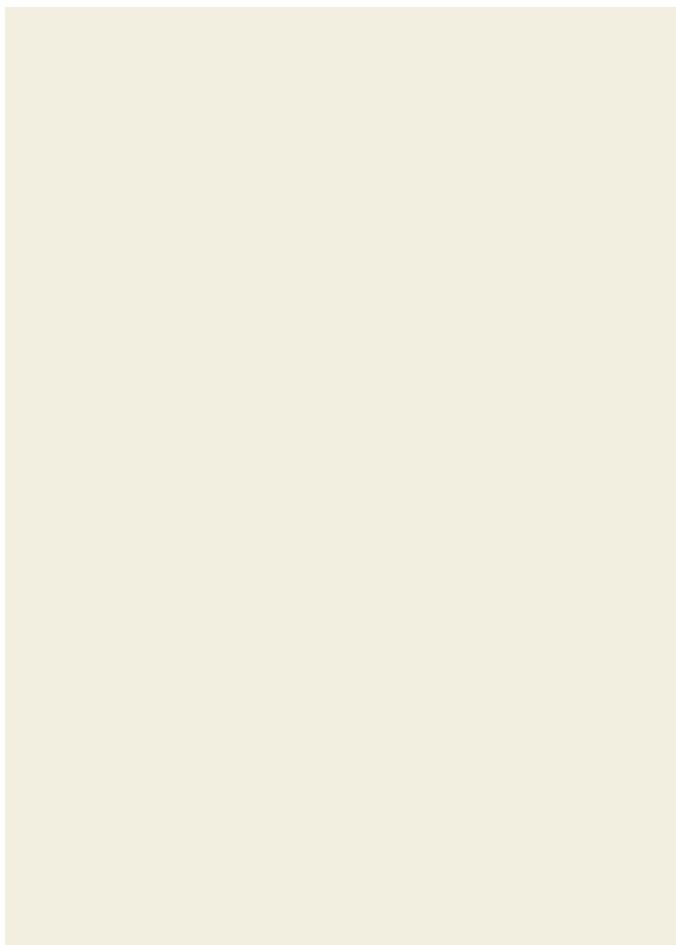
Outside:

To the rear is a fully enclosed, low-maintenance garden featuring a patio area, ideal for outdoor seating. The garden is enclosed by brick walling and close-lapped fencing, providing a good degree of privacy. There is also a good sized she for storage.

To the front, the property benefits from a neatly presented fore garden with planted borders and a slabbed pathway leading to the entrance. Two allocated parking spaces are positioned directly in front of the property.

Location:







These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A) plus	A		
(B) plus	B		
(C)	C	79	84
(D)	D		
(E)	E		
(F)	F		
(G)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(A) plus	A		
(B) plus	B		
(C)	C		
(D)	D		
(E)	E		
(F)	F		
(G)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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