



17 Larklands Avenue, Derbyshire DE7 5DS

Asking Price £140,000



*** NO UPWARD CHAIN *** Welcome to this charming two-bedroom end of terrace house located on Larklands Avenue in the desirable area of Ilkeston, Derbyshire. This property presents an excellent opportunity for first-time buyers or those looking to downsize, offering a comfortable and inviting living space.

Upon entering, you will find two well-proportioned reception rooms that provide ample space for relaxation and entertaining. The newly fitted kitchen is a delightful feature, designed to meet modern needs while maintaining a warm and welcoming atmosphere. The property boasts two good-sized bedrooms, perfect for accommodating family or guests, along with a conveniently located bathroom.

One of the standout features of this home is the generous rear garden, which offers a private outdoor space for gardening, play, or simply enjoying the fresh air. The garden is an ideal setting for summer barbecues or quiet evenings under the stars.

Situated in a popular location, this property benefits from being close to local amenities and transport links, making it an ideal choice for those seeking convenience and community. Additionally, the absence of an upward chain ensures a smooth and straightforward purchasing process.

In summary, this end of terrace house on Larklands Avenue is a wonderful opportunity to acquire a lovely home in a sought-after area. With its spacious rooms, modern kitchen, and delightful garden, it is sure to appeal to a variety of buyers. Do not miss the chance to make this property your own.

Full Description

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Front Porch

Having a UPVC double glazed door to the front elevation and a UPVC double glazed window to the side elevation. Freshly painted a newly carpeted.

Lounge length 12'0" x width to chimney breast 12'0" (length 3.66m x width to chimney breast 3.67m)

Having a UPVC double glazed window to the front elevation and a wall mounted radiator. Newly painted with skirting boards and dado rail and picture rail. Newly carpeted and a built-in cupboard housing metres and a brick built feature fireplace.



Dining Room length 12'0" x width to chimney breast 12'0" (length 3.66m x width to chimney breast 3.68m)

Having UPVC patio doors leading to the rear garden, wall mounted radiator and under stairs storage. Newly painted and carpeted with skirting boards, dado rail and picture rail.



Kitchen length 15'4" x width 6'7" (length 4.68m x width 2.02m)

The kitchen benefits from a newly fitted kitchen with base to eyelevel units and a roll top worksurface. Splashback tiles spaces for appliances and overhead extractor fan. Double sink and drainer with mixer tap and vinyl flooring. UPVC double glazed window to the rear and side elevation and a wall mounted radiator. UPVC double glazed door to the rear aspect.



Stairs and Landing

Having handrail, all neutrally, decorated and carpeted plus loft access.

Bedroom One length 12'0" x width to chimney breast 12'0" (length 3.67m x width to chimney breast 3.67m)

Having a UPVC double glazed window to the front elevation, newly carpeted neutrally decorated, skirting boards and a built-in cupboard. Wall mounted radiator.



Bedroom Two length 12'0" x width to chimney breast 8'7" (length 3.67m x width to chimney breast 2.64m)

UPVC double glazed window to the rear aspect and a wall mounted radiator. This room is neutrally decorated with new carpets and skirting boards.



Bathroom length 9'10" x width 6'5" (length 3.01m x width 1.97m)
Comprising of a three-piece suite with a low-level toilet sink on pedestal and a panelled bath. Overhead electric shower, splashback tiles and a tiled flooring. UPVC opaque window to the rear aspect and wall mounted radiator. Small cupboard housing, the boiler.



Outside
This property benefits from a fabulous outdoor space with a patio area and pebble low maintenance garden enclosed with wooden fencing. To the front is a fore wall leading to the front door.

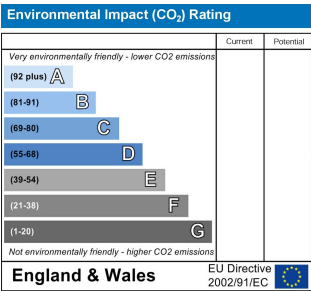
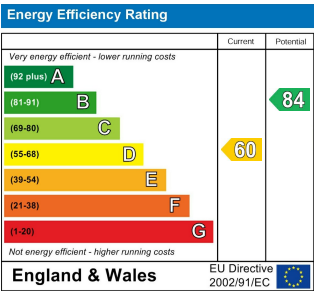


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Council Tax Band A
Freehold

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



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