



40 Eyres Gardens, Ilkeston DE7 8JE

£825



Nestled in the charming area of Eyres Gardens, Ilkeston, this delightful two-bedroom terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts a warm and inviting atmosphere, perfect for creating a cosy home.

Upon entering, you will find a well-proportioned living space that is both functional and stylish. The layout is designed to maximise space, allowing for a seamless flow between the living and dining areas. Natural light floods through the windows, enhancing the welcoming ambience throughout the home.

The two bedrooms are generously sized, providing ample room for relaxation and rest. Each room offers the potential for personalisation, making it easy to create your own sanctuary. The property also features a well-equipped kitchen, ideal for those who enjoy cooking and entertaining.

Outside, the terraced garden offers a quaint outdoor space, perfect for enjoying a morning coffee or hosting summer barbecues. The location is conveniently situated near local amenities, including shops, schools, and parks, making it an ideal choice for families and professionals alike.

In summary, this terraced house in Eyres Gardens is a wonderful opportunity to secure a charming home in a desirable location. With its appealing features and proximity to essential services, it is sure to attract interest from a variety of buyers and renters. Do not miss the chance to make this lovely property your own.

Lounge 27'4" x 7'10" (8.34 x 2.41)

Spacious lounge with new fitted grey carpets, feature fire surround with electric fire, Upvc window to the front and rear elevation, open staircase, freshly painted white, two double panel radiators.



Kitchen 17'9" x 5'4" (5.43 x 1.63)

New vinyl tile effect flooring, Upvc window x 2 to the side elevation, stainless steel sink and a half with a stylish black mixer tap, Wall and base units, double panel radiator, boiler, upvc door to the side elevation.



Stairs & Landing

Open plan staircase, new carpet flooring, freshly painted white throughout.

Front Bedroom 14'8" x 9'5" (4.49 x 2.88)

New carpet flooring, upvc window to the front elevation, double panel radiator, single light pendant.



Rear Bedroom 6'5" x 9'3" (1.97 x 2.83)

New carpet flooring, upvc double glazed window to the rear, double panel radiator, freshly painted white.

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