



£235,000

Manners Road, Ilkeston DE7 5HB

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Family Home Situated On The Edge Of The Historic Victoria Park
- Lounge
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Separate WC
- No Upward Chain
- Adjacent Building Plot By Separate Negotiation
- Council Tax Band B

## Property Description

Derbyshire Properties are delighted to offer to the market this well presented semi detached home situated on the edge of the historic Victoria Park.

## Main Particulars

Derbyshire Properties are delighted to offer to the market this well presented semi detached home situated on the edge of the historic Victoria Park. The accommodation in brief comprises: Entrance hallway, lounge, dining room and kitchen to the ground floor whilst to the first floor there are three bedrooms, bathroom and separate w.c. Outside there is garden to the front and paved patio to the rear. No upward chain involved.

There is a separate plot of land to the side this is available by separate negotiation this is offered for £300,000 and has Outline planning permission granted (Erewash Borough Council ref 0623/0046) for two four bedroom detached homes all information available upon request. NO UPWARD CHAIN INVOLVED!

### Entrance Hallway

With double glazed entrance door to the front elevation, tiling to the floor, stairs leading up to the first floor landing.

### Lounge

3.89m x 3.66m (12'9" x 12') - With feature brick fireplace, two wall light points, radiator, double glazed patio door leading to the rear.

### Dining Room

4.27m x 3.58m (14' x 11'9") - With double glazed window to the front elevation, two wall light points, feature brick fireplace, radiator.

### Kitchen

3.86m x 2.57m (12'8" x 8'5" ) - Comprising a range of wall, base and drawer units incorporating working surfaces over, fitted breakfast bar, one and half bowl sink unit with mixer tap over and tiled splash backs, fitted oven, hob and extractor fan, double glazed window to the rear elevation, double glazed entrance door to the side elevation.

### Landing

With access to the loft, double glazed window to the side elevation.

### Bedroom One

4.06m x 3.58m (13'4" x 11'9") - With double glazed window to the front elevation, radiator.

### Bedroom Two

4.04m x 3.58m (13'3" x 11'9") - With double glazed window to the rear elevation, picture rail.

### Bedroom Three

2.84m x 2.82m (9'4" x 9'3") - With double glazed window to the rear elevation, radiator.

### Family Bathroom

Comprising a three piece suite of: Pedestal wash hand basin, paneled bath with electric shower over, tiling to the walls, airing cupboard housing gas boiler, double glazed window to the front elevation, radiator.

### Outside

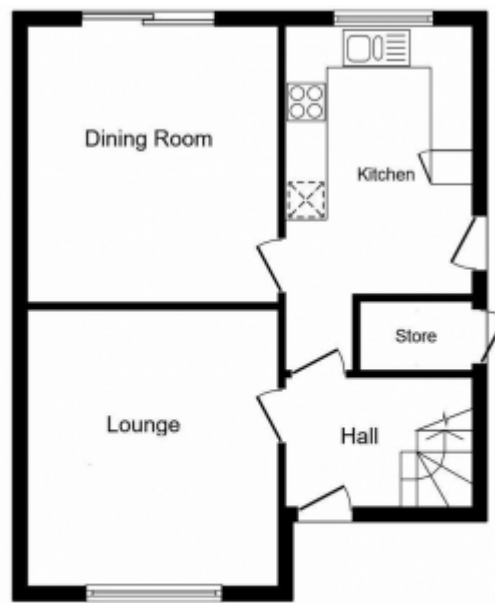
To the front of the property there is a lawned garden, pathway to the side leading to rear patio this leads down to the further patio area and to the parking area.

Disclaimer; At the side of the property there is a plot of land that is offered for separate negotiation at £300,000 with Outline planning approval for two four bedroom detached homes, see our separate listing further information available upon request. Consideration to the available gardens to be included within the sale.

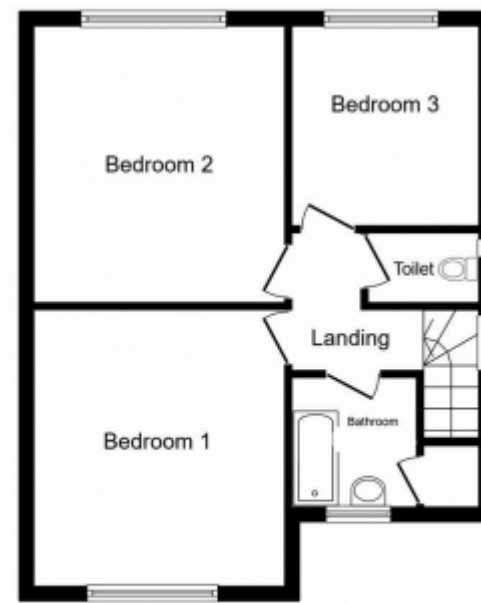
### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





**Ground Floor**



**First Floor**


Total floor area 97.6 sq.m. (1,050 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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