



£159,950

Farnham Walk, Ilkeston DE7 6LQ

Town House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Mid Town House
- Lounge
- Dining Kitchen
- Conservatory
- Three Bedrooms
- Bathroom
- Garage
- No Upward Chain

## Property Description

Derbyshire Properties are delighted to offer to the market this mid town house offered with no upward chain involved.

## Main Particulars

Derbyshire Properties are delighted to offer to the market this mid town house offered with no upward chain involved. The accommodation in brief comprises: Entrance porch, lounge, dining kitchen and lean to conservatory to the ground floor whilst to the first floor landing there are three bedrooms and bathroom. Outside there are gardens to the front and rear elevations garage. West Hallam is popular village location with its wealth of amenities, doctors surgery and primary school.

### Entrance Porch

With double glazed entrance door to the front elevation.

### Lounge

4.47m x 4.19m (14'8" x 13'9") - With double glazed window to the front elevation, feature stone fireplace with electric fire.

### Dining Kitchen

4.57m x 2.87m (15' x 9'5") - With a range of wall, base and drawer units incorporating working surfaces over, space for cooker, plumbing for automatic washingmachine, double glazed window and door to the rear elevation.

### Lean To Conservatory

With door to the garden.

### Bedroom One

3.28m x 2.44m (10'9" x 8') - With double glazed window to the front elevation, electric storage heater, fitted wardrobe.

### Bedroom Two

2.92m x 2.44m (9'7" x 8') - With double glazed window to the rear elevation, fitted wardrobe.

### Bedroom Three

2.44m x 1.93m (8' x 6'4") - With double glazed window to the front elevation, electric storage heater, fitted wardrobe.

### Bathroom

Comprising a three piece suite of low level w.c, pedestal wash hand basin, penelled bath with electric shower over, double glazed window to the rear elevation, airing cupboard housing tank.

## Outside

To the front elevation there is a lawned garden and pathway to the front entrance door, at the rear there in a neat enclosed garden laid to lawn with paved patio there is also a garage accessed via chertsey court.



## 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>54</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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