



£320,000

Heanor Road, Ilkeston DE7 8TJ

Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Traditional Detached Home
- In Need Of Cosmetic Upgrade
- Lounge- Diner
- Breakfast Kitchen
- Three Bedrooms
- Family Bathroom With four Piece Suite
- Good Sized Plot
- Driveway And Carport
- NO UPWARD CHAIN INVOLVED

Property Description

Derbyshire Properties are delighted to offer to the market this traditional detached home situated in this popular location in Ilkeston with its wealth of amenities.

Main Particulars

Derbyshire Properties are delighted to offer to the market this traditional detached home situated in this popular location in Ilkeston with its wealth of amenities. The accommodation in brief comprises: Entrance Porch, lounge-diner and breakfast kitchen to the ground floor whilst to the first floor there are three bedrooms and a family bathroom with a four piece suite. Outside the property is on a good sized plot overall with driveway to the front elevation, to the side there is a car port and at the rear there is a garage and good sized garden, Please note that the owner has purchased an extra piece of land at the bottom of the garden. NO UPWARD CHAIN INVOLVED!

Entrance Porch

With leaded double glazed window and door to the front elevation, tiling to the floor.

Entrance Hallway

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

Lounge

6.10m x 3.40m (20' x 11'2") - With leaded double glazed window to the front elevation, brick fireplace incorporating living flame gas fire, two wall light points, two radiators, double glazed patio door leading to the rear garden.

Breakfast Kitchen

4.57m x 2.57m (15' x 8'5") - Comprising a range of wall, base and drawer units incorporating working surfaces over, one and a half bowl sink unit with mixer tap over and tiled splash backs, fitted oven, hob and extractor fan, larder cupboard, radiator, double glazed window to the rear and side elevations, double glazed entrance door to the side.

Landing

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

Bedroom One

3.48m x 3.40m (11'5" x 11'2") - With leaded double glazed window to the front elevation, radiator.

Bedroom Two

3.51m x 2.67m (11'6" x 8'9") - With double glazed window to the rear elevation, radiator.

Bedroom Three

2.31m x 1.65m (7'7" x 5'5") - With leaded double glazed oriel window to the front elevation, radiator, over the stair storage cupboard.

Family Bathroom


Comprising a three piece suite of: Level w.c, vanity unit with inset sink, corner bath, shower enclosure with electric shower over, radiator, double glazed windows to the side and rear elevations.

Outside

To the front of the property there is a driveway providing off the road car standing, at the side of this there is a carport, and at the rear there is a driveway and a large garden laid mainly to lawn with shrubs and trees and a paved patio. Please note that the Vendor bought an extra piece of land at the bottom of the garden.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Telephone: 01773 832355

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