



£95,000

Belper Road, Ilkeston DE7 6FT

Terraced House | 2 Bedrooms | 1 Bathroom

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PROPERTIES
SALES & LETTINGS

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Step Inside

Key Features

- Cottage In Need of Full Refurbishment
- No Upward Chain
- Lounge-Diner
- Bedroom And Bathroom To The First Floor Landing
- Bedroom To The Second Floor
- Gardens To Front And Rear
- Popular Residential Location
- Council Tax Band A

Property Description

Derbyshire Properties are pleased to present this two bedroom cottage in the popular residential location of Stanley Village. Offered for sale with the benefit of no upward chain.

Main Particulars

Derbyshire Properties are pleased to present this two bedroom cottage in the popular residential location of Stanley Village. The property would make an excellent buy for a purchaser looking for a renovation project to improve, as it does require full modernisation. Offered for sale with the benefit of no upward chain.

Information

Looking for a project then this is for you this cottage is need of full refurbishment! The property is situated in the ever popular location of semi rural Stanley Common. The accommodation in brief comprises: Entrance porch, lounge-diner and kitchen to the ground floor and to the first floor there is a bedroom and bathroom and to the second floor there is a further bedroom. Outside there are gardens to the front and rear, there is also another piece of land that was purchased by the owners at the bottom of the garden. NO UPWARD CHAIN.

Accommodation

Entrance Porch - With entrance door to the front elevation, door leading to the lounge-diner.

Lounge-Diner - 6.91m x 3.66m (22'8" x 12') - With hardwood double glazed bow window to the front elevation, stairs leading up to the first floor landing.

Kitchen - 3.73m x 2.06m (12'3" x 6'9") - With sink unit, wall mounted gas boiler, window and door to the rear elevation,

Landing - With stairs leading up to the first floor landing.

Bedroom One - 3.86m x 3.66m (12'8" x 12') - With window to the front elevation, radiator, storage cupboard.

Bathroom - With window to the rear elevation, radiator, storage cupboard.

Bedroom Two - 3.78m x 3.25m (12'5" x 10'8") - With double glazed velux window to the rear elevation, radiator.

Externally

GARDEN LAYOUT

ROW OF 6 PROPERTIES EACH WITH A SMALL COURTYARD GARDEN TO THE REAR.

COMMUNAL ACCESS FROM EITHER END OF THE ROW.

ACCESS PATH PASSES IMMEDIATELY OUTSIDE THE BACK DOORS.

ADDITIONAL GARDEN/LAND BEYOND THE COURTYARDS IS THEN SPLIT INTO 3 WIDE BY 2 DEEP.

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(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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= RAINBOW IN LETTERS =

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