



£250,000

Marlow Crescent, Ilkeston DE7 6PD

Detached House | 4 Bedrooms | 1 Bathroom

01773 832355

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PROPERTIES
SALES & LETTINGS

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Step Inside

Key Features

- Four Bedroom Detached House
- Lounge & Dining Room
- Fitted Kitchen & Guest WC
- Generous Driveway
- Garage
- Gardens
- Popular Village Location
- Council Tax Band C

Property Description

Derbyshire Properties are delighted to offer to the market this modern four bedroom detached home which is situated in the village of West Hallam, conveniently located for all local amenities.

Main Particulars


Derbyshire Properties are delighted to offer to the market this modern four bedroom detached home which is situated in the village of West Hallam. Conveniently located for all local amenities including schools, shops, surgery, pharmacy, café, takeaways and the village public house. There are excellent road links to Derby & Nottingham and there are also regular bus services through the village. The accommodation includes: Entrance hall, guest WC, lounge, dining room, fitted kitchen, four good sized bedrooms and a family bathroom. Externally there are gardens, a garage and a generous driveway.

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		83
(69-80) C		
(55-68) D	52	
(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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