

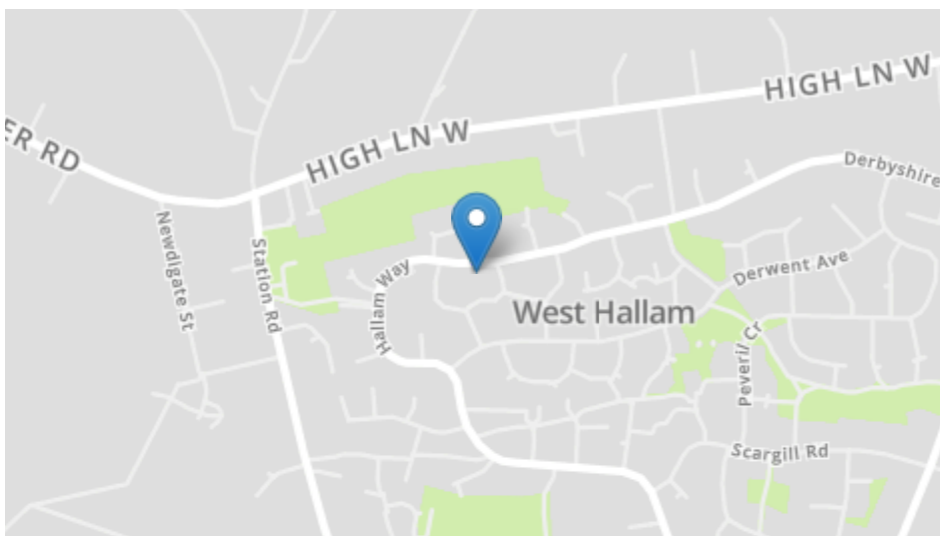
Hallam Way, West Hallam, Ilkeston, DE7 6LE

£200,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
			<b>85</b>
		<b>36</b>	
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached House
- 3 Bedrooms
- Attic Room
- Generous Lounge
- Dining Kitchen
- Driveway
- Private South Facing Garden
- Popular Village Location

Our Seller says....

want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 27308960

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days



\*\*\* A HOME TO MAKE YOUR OWN \*\*\* Located in the sought after village of West Hallam, this semi detached house would be a great choice for young families taking the next step on the ladder. The accommodation comprises in brief; entrance porch, lounge and dining kitchen overlooking the rear garden. On the first floor, the landing leads to the bathroom and three bedrooms - two of which are double and have fitted wardrobes. The attic space - which is accessed by a drop down ladder - has been fully boarded and has a Velux window. Outside, the south facing garden is beautifully maintained and comprises of a patio area and lawn with flower bed borders. The garden is enclosed by high hedging and timber fencing with gated access to the side. to the front of the property a driveway provides off road parking. West Hallam is a sought after village with local amenities, good transport links and reputable schools. Ilkeston Town centre is just a ten minute drive away, offering a wider range of amenities and a train station with routes to various destinations. For more information or to secure a viewing, call our team.

## Ground Floor

### Porch

Entrance door to the front, uPVC double glazed window to the side, built in storage cupboard and door to the lounge.

### Lounge

4.59m x 4.29m (15' 1" x 14' 1") UPVC double glazed window to the front, stairs to the first floor, real flame gas fire and door to the kitchen.

### Kitchen

4.58m x 3.01m (15' 0" x 9' 11") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Space for Range style cooker with extractor over, plumbing for washing machine, 2 uPVC double glazed windows to the rear and door to the rear garden.

## First Floor

### Landing

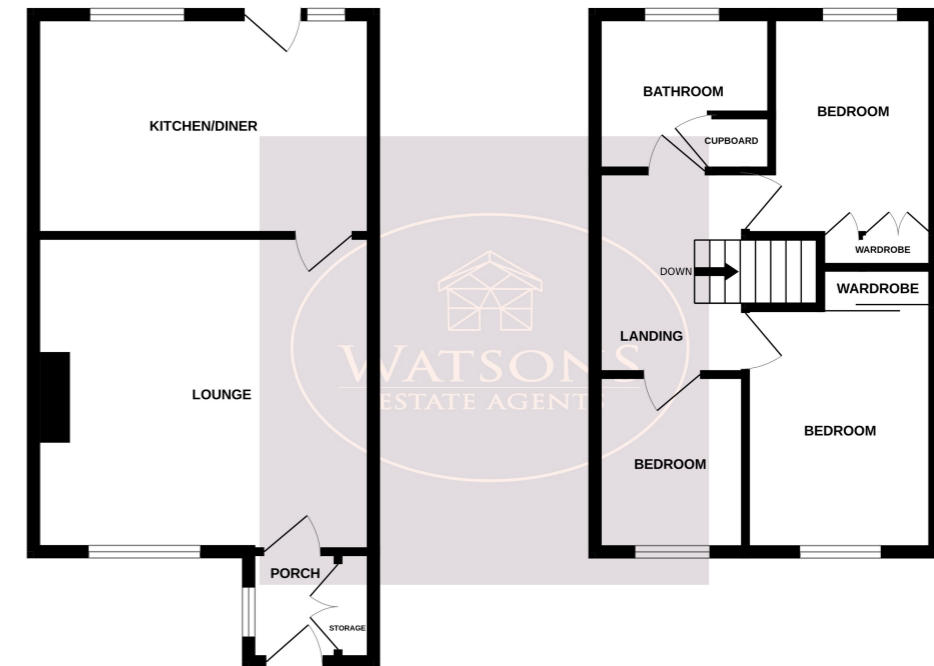
Doors to all bedrooms and bathroom.

### Bedroom 1

3.3m x 2.54m (10' 10" x 8' 4") UPVC double glazed window to the front, built in sliding door wardrobes.

GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.

1ST FLOOR  
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Bedroom 2

2.95m x 2.55m (9' 8" x 8' 4") UPVC double glazed window to the rear, built in double wardrobe and built in storage cupboard.

### Bedroom 3

2.4m x 1.97m (7' 10" x 6' 6") UPVC double glazed window to the front.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Obscured uPVC double glazed window to the rear, airing cupboard housing the hot water tank.

## Second Floor

### Attic Room

3.38m x 3.33m (11' 1" x 10' 11") 2 velux windows, integrated eaves storage and wood effect laminate flooring.

### Outside

To the front of the property are gravel beds with a range of plants & shrubs. A tarmac driveway provides ample off road parking. The South facing rear garden comprises a paved patio, turfed lawn, flower bed borders with a range of plants & shrubs and timber built shed. The garden is enclosed by hedge borders with gated access to the side.