

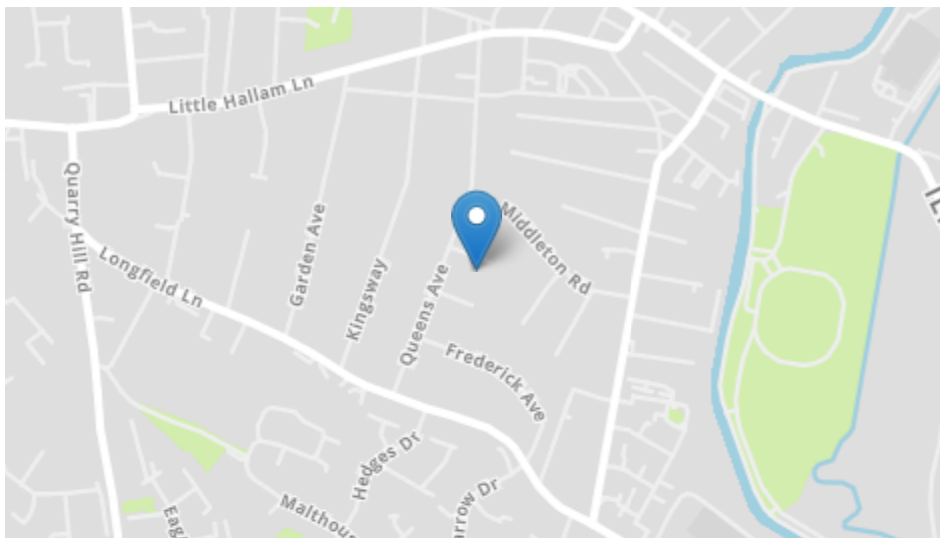
Dortery Crescent, Ilkeston, DE7 4DT

Guide Price £180,000

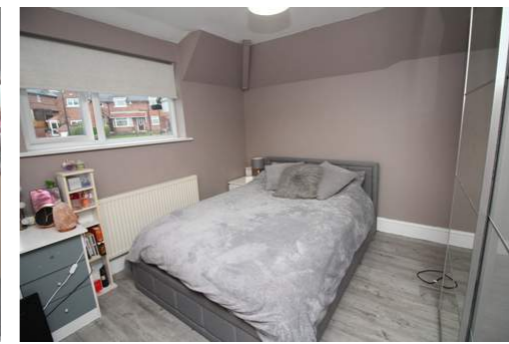


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 18487136

- Semi Detached Family Home
- 3 Double Bedrooms
- Multiple Reception Rooms
- Ample Off Road Parking
- First Floor Balcony
- Generous Corner Plot
- Walking Distance From Amenities
- Popular Residential Location

Our Seller says....

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.



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*** GUIDE PRICE £180,000-£190,000 *** ** GENEROUS CORNER PLOT *** This semi detached house sits on a corner plot and would suit a family looking for a long term home that offers both space and versatility throughout. The accommodation briefly comprises: entrance hallway, ground floor bathroom, lounge with a multi fuel burner, kitchen, dining area, and sitting room with French doors leading to the rear garden. A further store room could be used as a play room, home office or 'man cave' and has access to a small lobby & downstairs WC. On the first floor the landing leads to the three good size bedrooms and a balcony, an ideal spot for your morning cuppa. Outside, there is a lawned garden to the front and the generous plot provides ample off road parking, enclosed by timber fencing and double wrought iron gates. The property is located just a short drive from Ilkeston Town Centre which offers a wide range of shops, supermarkets, public services and amenities. Nearby transport links include Ilkeston Train Station as well as regular buses from the Town centre to various destinations. For more information or to book your viewing, call our team.

Ground Floor

Entrance Hall

UPVC double glazed entrance door to the front, stairs to the first floor and doors to the lounge, bathroom and dining area.

Lounge

4.91m into the bay x 3.25m (16' 1" x 10' 8") UPVC double glazed bay window to the front, inset multi fuel burner, radiator and door to the kitchen.

Kitchen

4.13m x 2.76m (13' 7" x 9' 1") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Plumbing for dishwasher and washing machine, space for cooker with extractor over, under stairs storage cupboard, uPVC double glazed window to the rear and doorway to the dining area.

Dining Area

3.65m x 2.52m (12' 0" x 8' 3") Inset multi fuel burner, tiled flooring, radiator and open access to the sitting room.

Sitting Room

2.7m x 2.7m (8' 10" x 8' 10") Tiled flooring, radiator and French doors to the rear garden.

Bathroom

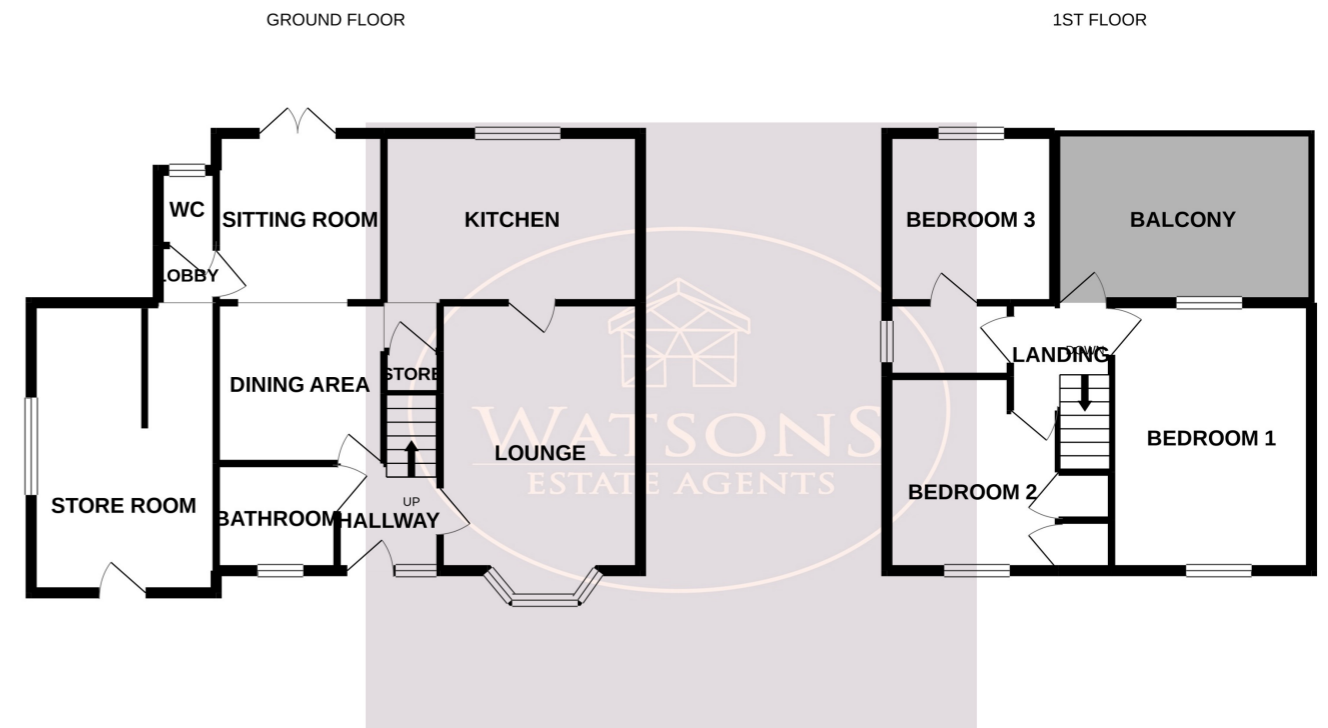
3 piece suite in white comprising WC, pedestal sink unit and P shaped bath with electric shower over. Ceiling spotlights, radiator and obscured uPVC double glazed window to the front.

Store Room

4.2m x 3.28m (13' 9" x 10' 9") Radiator, uPVC double glazed windows and door to the front, access to the lobby & WC.

WC

WC and obscured uPVC double glazed window to the rear.



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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First Floor

Landing

Door to the veranda, bedrooms 1 and 2 and inner hall (currently used as a dressing area) UPVC double glazed window to the side and radiator.

Bedroom 1

4.53m x 3.25m (to the wall) (14' 10" x 10' 8") UPVC double glazed windows to the front & rear, a range of fitted furniture and radiator.

Bedroom 2

3.71m x 3.55m (12' 2" x 11' 8") UPVC double glazed window to the front, storage cupboard, airing cupboard housing the boiler and hot water tank. Wood effect laminate flooring, radiator and access to the attic.

Inner Hall

(Currently used as a dressing area) UPVC double glazed window to the side and door to bedroom 3.

Bedroom 3

2.72m x 2.72m (8' 11" x 8' 11") UPVC double glazed window to the rear and radiator.

Outside

To the front of the property there is a lawned garden with a raised timber decking section. A tarmac driveway provides ample off road parking and is enclosed by timber fencing and double steel gates. The rear garden has a timber shed, wood store to the side and is enclosed by timber fencing with gated side access.