

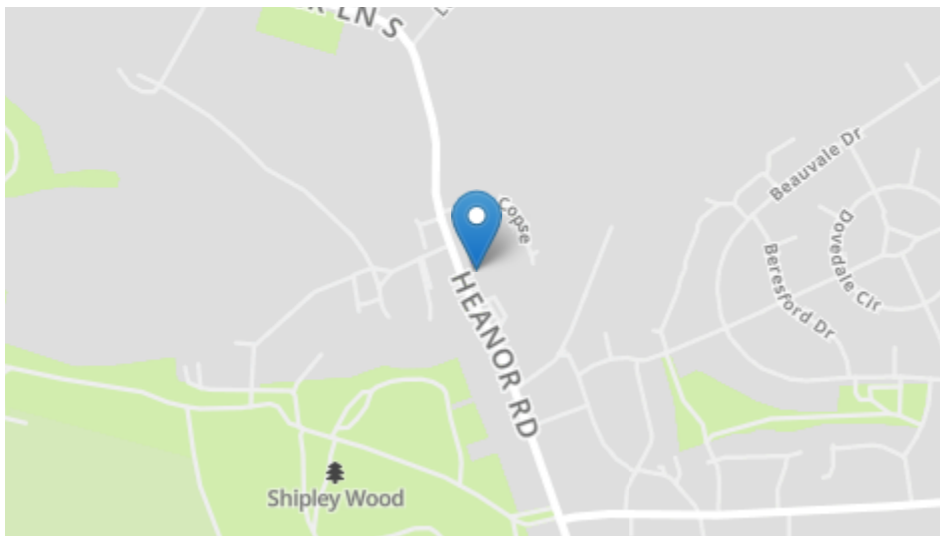
Heanor Road, Ilkeston, DE7 8TJ

Offers Over £280,000



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



- Detached Family Home
- 3 Bedrooms
- Generous Lounge
- Driveway & Carport
- Private Rear Garden
- Short Drive To Ilkeston Town Centre
- In Need of Modernisation
- No Upward Chain

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 - 28152502

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



*** PRICED TO SELL! *** This 3 bed detached property, occupying a prime position close the Shipley/Ilkeston border, comes to the market with NO UPWARD CHAIN. Whilst it is very live-able, it could benefit from cosmetic work but has been priced accordingly. An EXCELLENT OPPORTUNITY for savvy buyers! In brief, the accommodation comprises: porch, entrance hall, spacious lounge, breakfast kitchen, upstairs landing to the 3 bedrooms and family bathroom. Outside, the paved frontage provides a good amount of off street parking, whilst the generous patio and lawn to the rear is a great space for kids and dogs. This location is only a 2 minute drive from all the amenities of Ilkeston Town Centre, including schools, hospital and transport links (including train). We would recommend viewing this in person, so call us now to arrange an appointment.

Ground Floor

Porch

Timber and glazed construction, door to the front and door to the entrance hall.

Entrance Hall

Stairs to the first floor, uPVC double glazed window to the side, radiator, door to the lounge and open to the breakfast kitchen.

Lounge

6.88m into the bay x 3.32m (22' 7" x 10' 11") UPVC double glazed bay window to the front, 2 radiators, exposed brick wall, real flame gas fire, feature window to the side and sliding patio doors leading to the rear garden.

Breakfast Kitchen

2.62m x 2.32m (8' 7" x 7' 7") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height electric oven & hob with extractor over. Plumbing for washing machine, wood effect laminate flooring, radiator, breakfast bar, uPVC double glazed windows to the rear & side and door to the side leading to the rear garden.

First Floor

Landing

Wooden window to the side, access to the attic and doors to all bedrooms and bathroom.

Bedroom 1

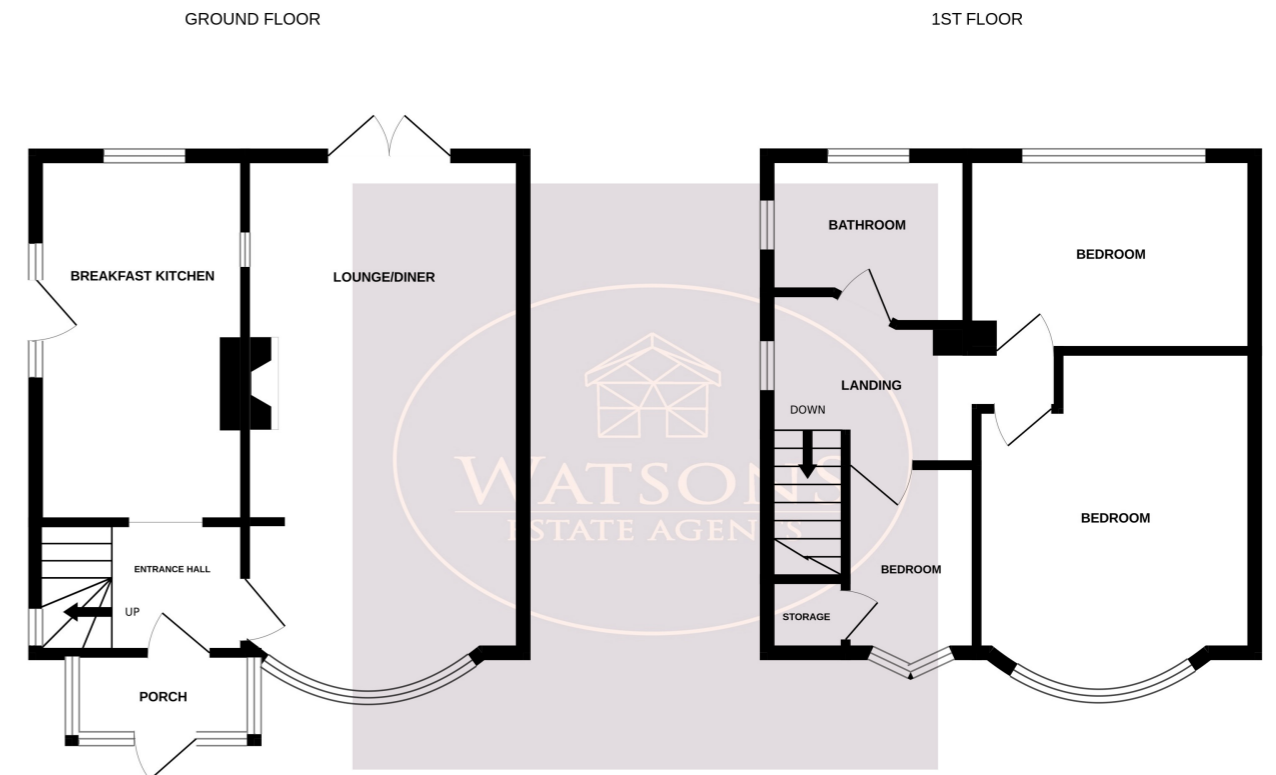
3.47m x 3.45m (11' 5" x 11' 4") Wooden window to the front, radiator and a range of fitted furniture.

Bedroom 2

3.56m x 2.7m (11' 8" x 8' 10") Wooden window to the rear and radiator.

Bedroom 3

2.7m x 2.54m (8' 10" x 8' 4") Wooden bay window to the front, storage cupboard housing the combination boiler and radiator.



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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Bathroom

4 piece suite comprising WC, vanity sink unit, bath and shower cubicle with electric shower over. Wooden obscured windows to the rear & side and radiator.

Outside

To the front of the property is a generous paved driveway providing ample off road parking leading to the carport secured by double wooden gate. The rear garden offers a good level of privacy and comprises a paved patio, generous lawn, flower bed borders with a range of plants & shrubs, timber built shed and is enclosed by hedge borders with the perimeter with gated access to the side.