

HoldenCopley

PREPARE TO BE MOVED

Millfield Road, Ilkeston, Derbyshire DE7 5DL

Offers Over £160,000

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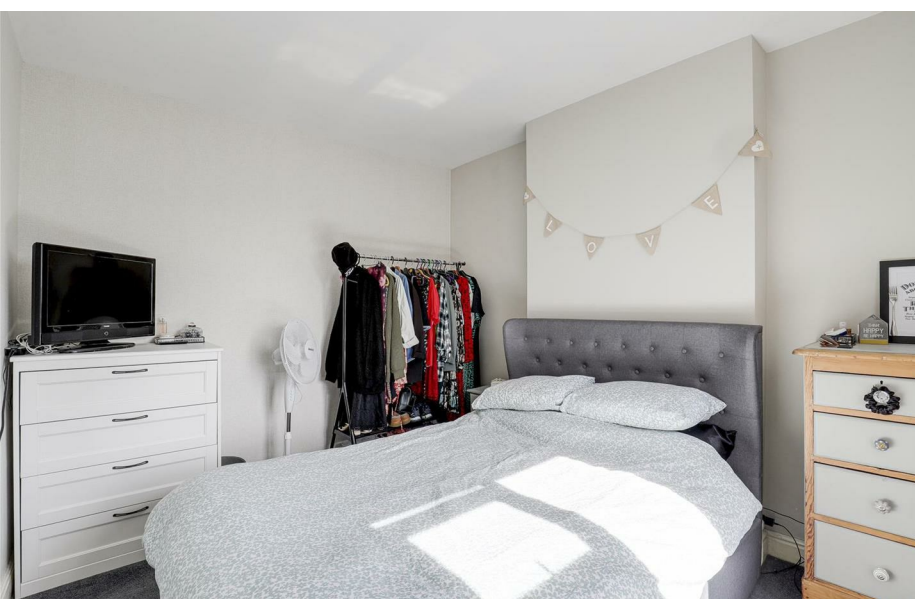


GREAT FIRST TIME BUY...

This two-bedroom end-terraced house is the ideal purchase for a range of buyers – from those taking their first step onto the property ladder to anyone looking for a conveniently located home with great potential. The property is ready to move straight into, offering comfortable accommodation throughout with the opportunity to add your own personal touch. Upon entering the property, you are welcomed into an entrance hall that provides access to the ground floor accommodation. To the front is a cosy living room that offers a great space to unwind, while the separate dining room is flooded with natural light, creating a warm and inviting atmosphere – perfect for everyday dining or entertaining guests. The fitted kitchen to the rear offers ample storage and worktop space, along with access to the rear garden. To the first floor, the property features two double bedrooms, both offering plenty of space. The four-piece bathroom suite is particularly spacious and includes a bath, separate shower, wash basin and WC – ideal for modern family living. Externally, the property benefits from a small forecourt to the front and on-street parking. To the rear, you'll find an enclosed garden featuring a paved patio area and a well-maintained lawn – providing a lovely outdoor space for relaxing in the warmer months or hosting small gatherings. This property is located in a popular residential area of Ilkeston, just a short distance from the town centre, where you'll find a variety of shops, supermarkets, eateries, and local amenities. It is also ideally positioned for excellent transport links, with easy access to the M1 motorway, making it a convenient base for commuters.

MUST BE VIEWED





- End-Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Four-Piece Bathroom Suite
- On-Street Parking
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

15'4" x 2'11" (4.69m x 0.89m)

The entrance hall has wood flooring, carpeted stairs, a dado rail, coving to the ceiling, a radiator, and a single composite door providing access into the accommodation.

Living Room

11'10" x 11'10" (3.63m x 3.62m)

The living room has carpeted flooring, coving to the ceiling, a feature fireplace with a hearth and a decorative surround, a radiator, and a UPVC double-glazed window to the front elevation.

Dining Room

12'0" x 11'10" (3.66m x 3.62m)

The dining room has wood flooring, coving to the ceiling, a feature fireplace with a hearth and decorative surround, a radiator, an in-built cupboard, and a UPVC double-glazed window to the rear elevation.

Kitchen

14'6" x 6'7" (4.42m x 2.03m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and drainer, space for a freestanding oven, an extractor fan, a tiled splashback, space and plumbing for a washing machine, space for a dryer, space for a fridge freezer, a radiator, UPVC double-glazed windows to the side elevation, and a UPVC door providing access to the rear garden.

FIRST FLOOR

Landing

12'0" x 5'6" (3.68m x 1.70m)

The landing has carpeted flooring, a dado rail, loft access, and provides access to the first-floor accommodation.

Master Bedroom

15'4" x 11'10" (4.69m x 3.63m)

The main bedroom has carpeted flooring, a radiator, and UPVC double-glazed windows to the front elevation.

Bedroom Two

11'10" x 9'4" (3.63m x 2.87m)

The second bedroom has carpeted flooring, a radiator, and a UPVC double-glazed window to the rear elevation.

Bathroom

14'8" x 6'11" (4.48m x 2.12m)

The bathroom has a low-level dual flush W/C, a wall-mounted wash basin, a panelled bath, a shower enclosure with a mains-fed shower and handheld shower head, a radiator, built-in storage cupboards, tiled flooring, partially tiled walls, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is access to on-street parking, a small low-maintenance forecourt, courtesy lighting, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden featuring a patio area, an outside tap, an outhouse, a well-maintained lawn, a gravelled seating area, and fence-panelled boundaries.

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media, Netomnia

Broadband Speed - Ultrafast available - 10000 Mbps (download) 10000 Mbps (upload)
Phone Signal – Good 4G / Some 5G
Electricity – Mains Supply
Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years+
Flood Risk Area - Very Low
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – No

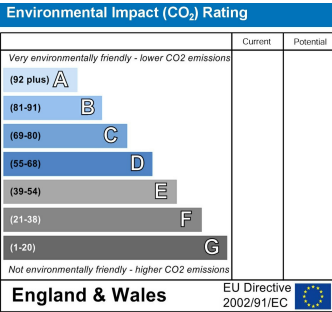
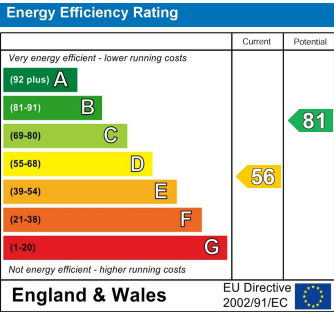
DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band A
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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