

# HoldenCopley

PREPARE TO BE MOVED

Percy Street, Ilkeston, Derbyshire DE7 5NT

---

Guide Price £230,000



Percy Street, Ilkeston, Derbyshire DE7 5NT





£230,000 - £240,000

WELL PRESENTED THROUGHTOUT...

This semi-detached house is perfectly positioned in a quiet and well-regarded residential area, with convenient access to local shops, schools, and excellent transport links, making it a fantastic option for a wide range of buyers. On entering the property, you are greeted by a welcoming entrance hall which provides access to a handy ground floor W/C. The living room is a bright and spacious space, complete with a charming feature fireplace, creating a warm and inviting atmosphere. To the rear, the modern fitted kitchen diner offers ample storage and workspace, with French doors that open out onto the side and rear gardens, creating a seamless connection between indoor and outdoor living. Upstairs, there are three well-proportioned bedrooms, each offering plenty of natural light, alongside a contemporary three-piece bathroom suite. Externally, the front of the property benefits from courtesy lighting, a gated driveway leading to the garage, and additional gated access to the rear. The side and rear gardens are low-maintenance and enclosed by a brick wall boundary, with courtesy lighting and secure gated access, providing a private and safe outdoor space.

MUST BE VIEWED







- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen Diner Family Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed











GROUND FLOOR

Entrance Hall

13'11" x 7'2" (4.25m x 2.19m)

The entrance hall has carpeted flooring, a radiator, in-built cupboard, and a double glazed door providing access into the accommodation.

W/C

6'0" x 2'11" (1.84m x 0.90m)

This space has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a vanity-style wash basin, a chrome heated towel rail, and vinyl flooring.

Living Room

15'8" x 12'1" (4.78m x 3.69m)

The living room has a UPVC double glazed half bay windows to the front elevation, a column radiator, a recessed chimney breast alcove, a TV point, coving to the ceiling, and wood-effect flooring.

Kitchen/Diner/Family

19'9" x 18'4" (6.04m x 5.59m)

The kitchen/diner/family room has a range of modern fitted base and wall units with worktops, a sink and half with a swanneck mixer tap and drainer, a chimney breast alcove housing a range cooker, an integrated washing mashing, an integrated dishwasher, space for a fridge freezer, a radiator, recessed spotlights, tiled splashback, tiled flooring, two UPVC double glazed windows to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

10'11" x 7'2" (3.35m x 2.19m)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, and access to the first floor accommodation.

Bedroom One

13'1" x 12'2" (3.99m x 3.71m)

The first bedroom has a UPVC double glazed windows to the front elevation, a radiator, a plate rail, and carpeted flooring.

Bedroom Two

12'11" x 12'2" (3.95m x 3.71m)

The second bedroom has a UPVC double glazed windows to the rear elevation, a radiator, an original feature fireplace, a plate rail, access into the fully boarded loft with lighting and electrics via a pull-down-ladder and carpeted flooring.

Bedroom Three

7'7" x 7'2" (2.32m x 2.19m)

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

Bathroom

7'2" x 6'11" (2.19m x 2.13m)

The bathroom has a UPVC double glazed obscure windows to the rear elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a gated driveway with access to the garage, and gated access to the rear garden.

Garage

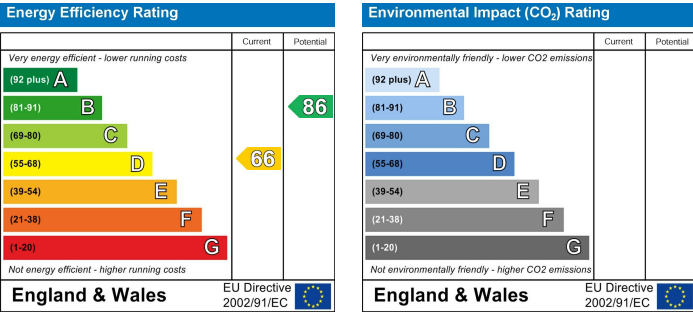
The garage has two windows to the rear elevation, ample storage, and an up-and-over door opening out to the driveway.

Rear

To the rear and side of the property is a low-maintenance garden with courtesy lighting , a bricked wall boundary, and gated access.

ADDITIONAL INFORMATION

DISCLAIMER



**HoldenCopley**  
PREPARE TO BE MOVED



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.  
© HoldenCopley

**0115 8963 699**

**30 Market Place, Long Eaton, NG10 1LT**

**longeatonoffice@holdencopley.co.uk**

**www.holdencopley.co.uk**