Boxall Brown & Jones

Chartered Surveyors
Estate Agents
Residential Lettings
Property Management

56 Stanton Road, Ilkeston, DE7 5FQ

Chain Free £179,950

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Situated in the heart of Ilkeston, within a short walk of the vibrant town centre, this is a beautifully appointed and recently renovated three bedroom period property which benefits from gas central heating, double glazing and an easy to maintain garden area to the rear. NO CHAIN

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Internally the beautifully presented accommodation briefly comprises an entrance hall with staircase leading to the first floor, lounge with large double glazed bay window overlooking the front elevation and open plan access to a dining room. The ground floor has the benefit of a kitchen with a range of integrated appliances and door leading to the rear. To the first floor there are two good sized bedrooms and a large bathroom with shower over the bath.
A further staircase leads to a third attic bedroom which is a particular feature of the house.

Outside the property benefits from an enclosed garden area to the rear which is paved and laid for ease of maintenance. To the front there is on street car parking.

Ilkeston is a highly desirable residential location with a thriving town centre which boats a range of shops, bars and restaurants. The property is within easy reach of local schools and a short distance from the vibrant centres of both Derby and Nottingham.

Viewing highly recommended.

ACCOMMODATION

Entering the property through a double glazed front door into:

ENTRANCE HALL

With staircase leading to the first floor and radiator.

LOUNGE

10'5" x 14'2" measurement taken to the centre of t (3.18m x 4.32m measurement taken to the centre of t)
With a walk in double glazed bay window overlooking the front elevation, decorative fireplace and radiator. Open plan access to:

DINING ROOM

10'6" x 13'9" (3.20m x 4.19m)
With double glazed window to the rear elevation and double radiator.

KITCHEN

7'8" x 9'9" plus recessed area (2.34m x 2.97m plus recessed area)
The kitchen is neatly presented with a range of recently installed work surface/preparation areas and an integrated electric oven, hob and shaped extractor over. The kitchen benefits from a stainless steel sink unit with mixer tap beneath a double glazed window overlooking the rear elevation and there is a double glazed rear door, useful kitchen drawers, appliance space, space for a freestanding fridge/freezer, double radiator, inset ceiling spotlights and under stairs open plan storage area.

TO THE FIRST FLOOR

LANDING

Staircase leading to attic bedroom three.

BEDROOM ONE
11'1" x 13'11" maximum measurement
(3.38m x 4.24m maximum measurement)
With two double glazed windows to the front elevation, radiator and useful under stairs storage cupboard.

BEDROOM TWO
13'5" x 8' (4.09m x 2.44m)
With double glazed window to the rear and radiator.

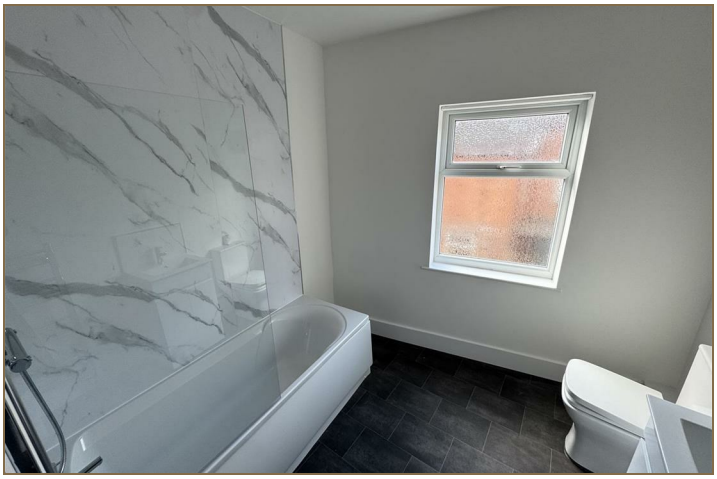
FAMILY BATHROOM
8'3" x 10' (2.51m x 3.05m)
With a low level WC, wash hand basin with storage cupboard beneath and bath with shower over. The room has a heated towel rail, frosted double glazed window to the rear elevation, inset ceiling spotlights and cupboard housing boiler providing domestic hot water and central heating.

A staircase leads from this floor to the:

ATTIC BEDROOM THREE
10'11" x 11'5" maximum measurement
(3.33m x 3.48m maximum measurement)
With double glazed window overlooking the front elevation and double radiator.

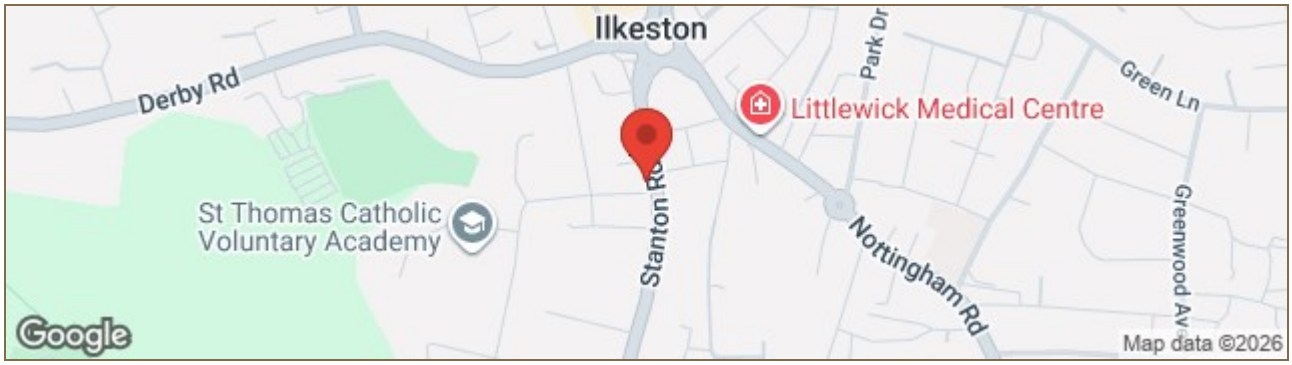
OUTSIDE
Outside the property benefits from an enclosed garden area to the rear which has been laid as a patio. There is gated access onto the adjacent road.

To the front elevation there is a small fore garden and on street car parking.



PORTLAND
VILLAS

Road Map

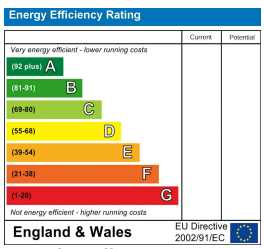


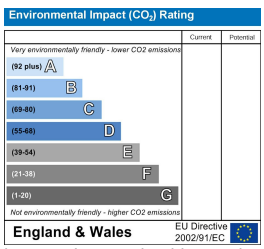
Floor Plan

Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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