Robert Ellis

look no further. . .

Belper Road
Stanley Common, Derbyshire DE7 6FQ

A THREE STOREY TWO BEDROOM (PLUS ATTIC SPACE) TWO BATHROOM MID TERRACED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£169,950 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS THREE STOREY, TWO BEDROOM (PLUS ATTIC SPACE), TWO BATHROOM MID TERRACED HOUSE SITUATED IN THIS POPULAR DERBYSHIRE VILLAGE LOCATION WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN.

With accommodation over three floors, the ground floor comprises entrance porch, living room, inner lobby with understairs storage space, kitchen and sitting area. The first floor landing provides access to two of the three bedrooms and the family shower room. A turning staircase then rises to the top floor to the third attic space with en-suite bathroom.

The property also benefits from gas fired central heating from combi boiler, double glazing and enclosed garden space to the rear.

The property is located in this popular Derbyshire Village location within easy reach of shops, services and amenities in Ilkeston town centre. There is also easy access to a vast array of outdoor space, as well as nearby transport links including that of Ilkeston train station.

We believe the property would make an ideal first time buy and we therefore highly recommend an internal viewing.

ENTRANCE PORCH
3'4" x 3'1" (1.04 x 0.94)
uPVC panel and double glazed front entrance door, double glazed window to the side, tiled floor, exposed brickwork, further uPVC panel and double glazed door to lounge.

LOUNGE
11'10" x 11'10" (3.63 x 3.63)
Double glazed window to the front, radiator, coving, spotlights, decorative fireplace, fixed shelving, media points, meter cupboard. Panel and glazed door to inner lobby.

INNER LOBBY
Useful understairs storage space with shelving and coat pegs, power point, lighting, laminate flooring, opening through to the kitchen.

KITCHEN
11'11" x 11'8" (3.65 x 3.58)
The kitchen comprises a matching range of fitted base and wall storage cupboards with inset single sink and draining board with central swan neck mixer tap and tiled splashbacks. Space for under-counter kitchen appliance, plumbing for dishwasher, fitted four ring gas hob with extractor over and oven beneath, radiator, turning staircase rising to the first floor, coving, spotlights, laminate flooring, space for fridge, opening through to the sitting area.

SITTING AREA
11'9" x 6'9" (3.59 x 2.07)
Base storage cupboards (matching the kitchen) with worktop space and shelving above, space for under-counter appliances, tiled splashbacks, radiator, wall mounted gas fired combination boiler (for central heating and hot water purposes), uPVC double glazed French doors opening out to the rear garden with double glazed windows to either side, spotlights.

FIRST FLOOR LANDING
Doors to both bedrooms and shower room, covering, spotlights, turning staircase rising to the top floor.

BEDROOM ONE
12'0" x 11'10" (3.67 x 3.62)
Double glazed window to the front overlooking the adjacent play park (with fitted blinds), radiator, coving, spotlights.

BEDROOM TWO
7'8" x 7'3" (2.35 x 2.23)
Double glazed window to the rear overlooking the rear garden, radiator, coving, spotlights.

SHOWER ROOM
11'9" x 6'9" (3.59 x 2.07)
Three piece suite comprising walk-in shower cubicle with mains shower, push flush WC, wash hand basin with mixer tap and tiled splashbacks. Wall mounted chrome ladder towel radiator, coving, spotlights, extractor fan.

TOP FLOOR ATTIC SPACE
13'8" x 11'8" (4.18 x 3.58)
With no regulations to class as a bedroom this space has two Velux roof windows to the rear (both with fitted blinds), eaves storage cupboard, two radiators, decorative wood spindle balustrade, spotlights. Door to en-suite bathroom.

ATTIC EN-SUITE
Three piece suite comprising panel bath with tiled surround, mixer tap and handheld shower attachment, wash hand basin with mixer tap and tiled splashbacks, push flush WC. Radiator, spotlights.

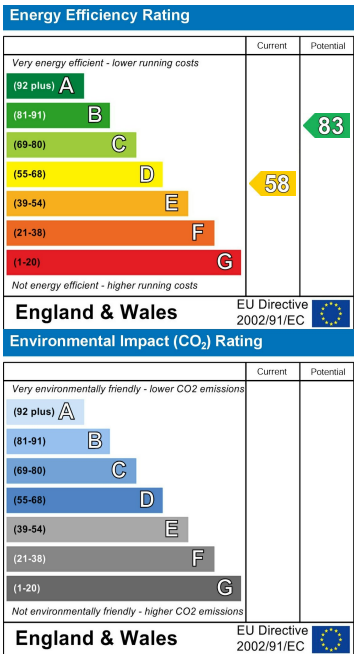
OUTSIDE
To the front of the property there is a shared pathway providing access to the front entrance porch, decorative gravel front garden housing a variety of mature bushes and shrubbery with dwarf brick boundary wall to the boundary line.

TO THE REAR
The rear garden is of a good overall proportion being enclosed by timber fencing and brick wall to the boundary lines. There is an initial paved patio seating area (ideal for entertaining), accessed via the French doors from the sitting area to the rear. The garden then drops down to a gravel section which consists of a second patio area and leading onto a generous lawned garden stretching down to the foot of the plot where there is a timber constructed garden room with uPVC front door. Within the garden, there is an external lighting point, outside water tap and gated access via a shared system with the neighbouring properties leading back to the front.

DIRECTIONAL NOTE
Leave Stapleford through Trowell and into Ilkeston. Upon reaching the main Ilkeston roundabout, continue straight over onto Derby Road. Continue past the entrance to Straws Bridge through West Hallam all the way into the village of Stanley Common. The property can then be found on the right hand side, identified by our For Sale board adjacent to the local playing field.

COUNCIL TAX
Erewash Borough Council Band A.

AGENTS NOTE
The property was purchased in good faith as a three bedroom property via an imndemnity insurance for the lack of paperwork for the attic room. The work to th attic was already done prior to the current seller buying the property.



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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