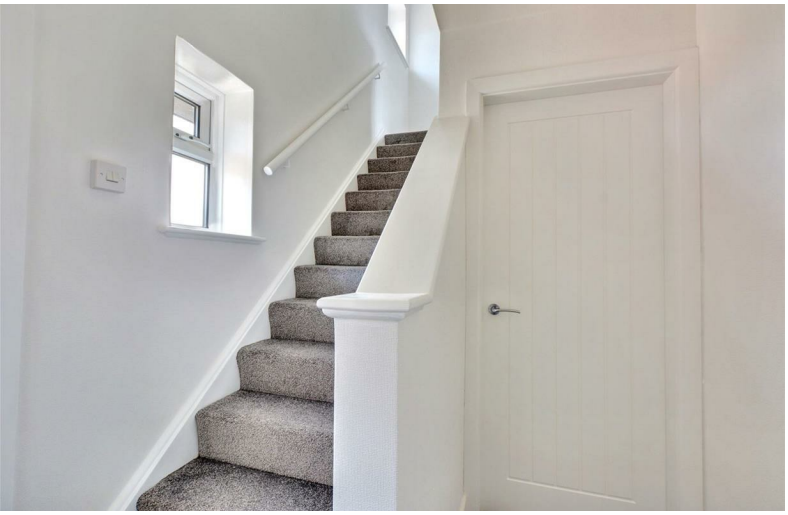
Robert Ellis

look no further...



Wirksworth Road
Kirk Hallam, Derbyshire DE7 4GL

A THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN.

£210,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TOTALLY RENOVATED AND EXTREMELY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THIS POPULAR DERBYSHIRE VILLAGE LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, spacious full width lounge/diner and kitchen. The first floor landing provides access to three bedrooms and a three piece bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, ample off-street parking and a generous garden space to the rear.

As previously mentioned, the property is being brought to the market with the benefit of being sold with NO UPWARD CHAIN and is located within close proximity of excellent nearby schooling for all ages, good transport links including Ilkeston train station, the A52 and M1, whilst also providing good access links to countryside.

There is also easy access to nearby shops, services and amenities in the nearby town centre of Ilkeston.

We believe the property will make an ideal first time buy or young family home and therefore highly recommend an internal viewing.

ENTRANCE HALL
6'10" x 6'6" (2.10 x 2.00)
uPVC panel and double glazed front entrance door, double glazed window to the side of the door, staircase rising to the first floor, radiator, phone point. Doors to lounge/diner and kitchen.

FULL WIDTH LOUNGE/DINER
23'11" x 12'1" (7.30 x 3.70)
Double glazed French doors open out to the rear garden, double glazed window to the rear, two radiators, media points, luxury vinyl flooring.

KITCHEN
16'8" max x 8'7" (5.10 max x 2.64)
The kitchen comprises newly fitted range of matching base and wall soft-closing storage cupboards and drawers with roll top laminate-style work surfacing incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted four ring hob with extractor over and oven beneath, plumbing for under-counter washing machine, space for full height fridge/freezer, radiator, double glazed window to the front, luxury vinyl flooring, uPVC panel and double glazed exit door to outside. Doors leading through to the living room and hallway, useful understairs storage closet which also houses the electricity meter.

FIRST FLOOR LANDING
Double glazed window to the side, loft access point. Doors to all bedrooms and bathroom. Boiler cupboard housing the 'Worcester Bosch' gas combination boiler for central heating and hot water purposes.

BEDROOM ONE
12'4" x 10'7" (3.78 x 3.25)
Double glazed window to the rear overlooking the rear garden and fields beyond, radiator, TV point.

BEDROOM TWO
13'0" x 10'8" (3.98 x 3.27)
Double glazed window to the rear overlooking the rear garden and fields beyond, radiator, TV point.

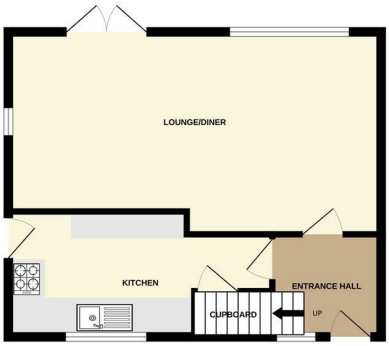
BEDROOM THREE
9'5" x 7'8" (2.88 x 2.34)
Double glazed window to the front, radiator, TV point.

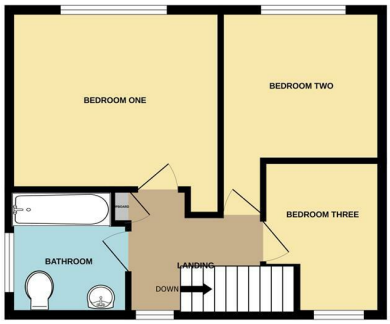
BATHROOM
8'2" x 7'6" (2.51 x 2.30)
Newly fitted three piece suite comprising panel bath with mixer tap and shower attachment over, glass screen, tile splashbacks. Wash hand basin with mixer tap and storage cabinets beneath, tile splashbacks, push flush WC. Curved chrome ladder towel radiator, double glazed windows to the front and side, radiator, extractor fan.

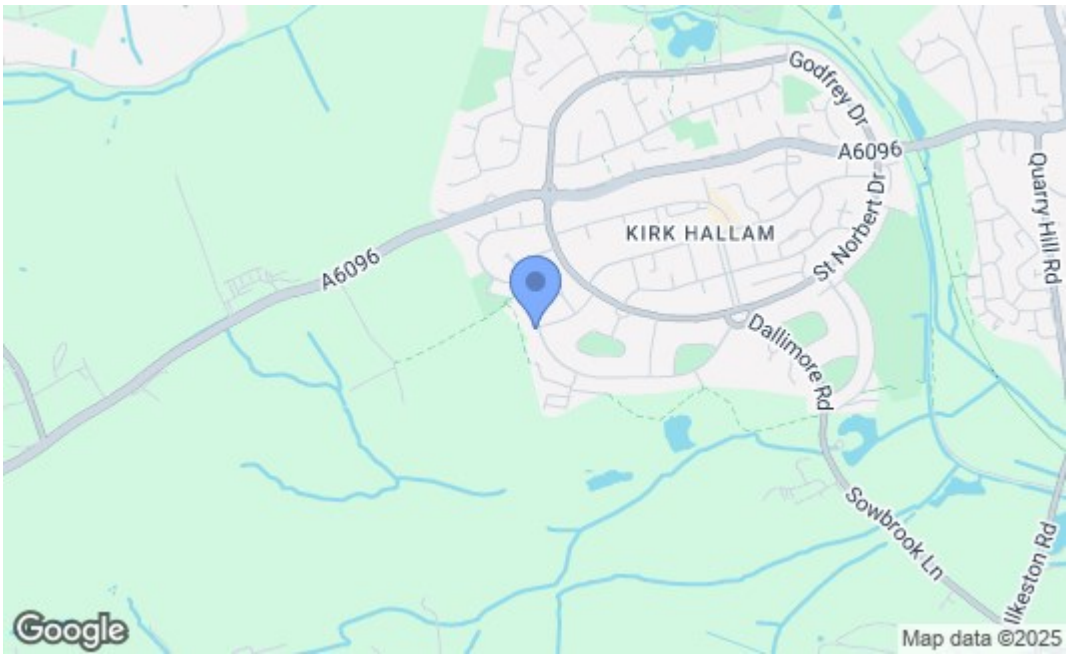
OUTSIDE
To the front of the property there is a lowered kerb entry point to a gravel driveway providing ample off-street parking for several vehicles, pedestrian access then leads down the left hand side of the property towards the rear garden.

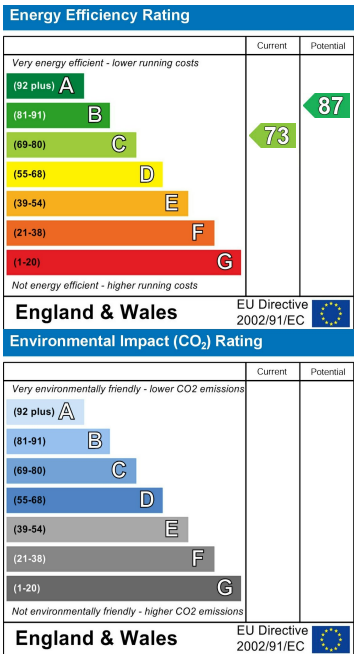
TO THE REAR
The rear garden is enclosed by timber fencing with concrete posts and gravel boards to either side offers a paved patio seating area, decorative gravel stone chippings, concrete base (ideal for a shed, greenhouse or garden cabin), this then leads onto "L" shaped lawn (ideal for families and children) with an area to the rear being well stocked with bushes, shrubbery and trees.

DIRECTIONAL NOTE
Enter Kirk Hallam via New Stanton and proceed past Dallimore School on the left. Take a left hand turn at the junction and immediately left again onto Wirksworth Road. Follow the bend to the right and continue up the hill. The property can then be found on the left hand side, identified by our For Sale board.









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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