Robert Ellis

look no further. . .

Lower Stanton Road
Ilkeston DE7 4LN

A PAIR OF TWO BEDROOM MAISONETTES WITH VACANT POSSESSION INCLUDING BLOCK OF 3 LOCK-UP GAGRAGES TO REAR

£200,000 Freehold

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An opportunity has arisen to purchase a pair of freehold two bedroom maisonettes with vacant possession.

The properties are situated in a small parade and consist of a two storey semi detached dwelling and offer a pair of maisonettes, both of similar proportion. The ground floor comprises an entrance hall, two double bedrooms (both to the front elevation), an open plan living kitchen, inner lobby, bathroom and WC. The first floor maisonette is accessed from a side passageway with staircase leading to the first floor and landing. There are two double bedrooms (to the front elevation), open plan living kitchen, bathroom and WC located off the hallway.

There is an open forecourt which is included within the freehold title which provides for limited off street parking. There is further potential parking to the rear accessed from Appleby Close.

The garages offer ideal storage space or the possibility of re-development subject to planning permission, etc.

Offered for sale with immediate vacant possession and offering great investment potential. Viewing is recommended.

32 LOWER STANTON ROAD - GROUND FLOOR MAISONETTE

ENTRANCE HALL
Double glazed front entrance door, doors to bedrooms and living kitchen.

BEDROOM ONE
12'6" x 8'9" (3.83 x 2.68)
Electric heater, double glazed window to the front.

BEDROOM TWO
12'7" x 9'6" (3.84 x 2.90)
Electric heater, double glazed window to the front.

LIVING KITCHEN
14'11" x 11'8" (4.56 x 3.58)
Kitchen area comprises a range of base units with work surfacing and stainless steel sink unit with single drainer. Electric cooker point. Double glazed window to the rear and door to inner lobby.

INNER LOBBY
Door to bathroom and WC.

BATHROOM
Three piece suite comprising wash hand basin, low flush WC and bath. Double glazed window.

34 LOWER STANTON ROAD - FIRST FLOOR MAISONETTE
Accessed from a gated side passageway with uPVC double glazed door leading to the staircase. Attractive dog-leg staircase with stained glass window.

FIRST FLOOR
Central landing with doors to all rooms.

LIVING KITCHEN
14'11" x 11'8" (4.55 x 3.57)
Kitchen area comprises a range of base units with inset stainless sink unit with single drainer, work surfacing, electric cooker point.

BEDROOM ONE
12'8" x 11'9" (3.87 x 3.60)
Window to the front.

BEDROOM TWO
12'9" x 10'5" (3.89 x 3.20)
Double glazed window to the front.

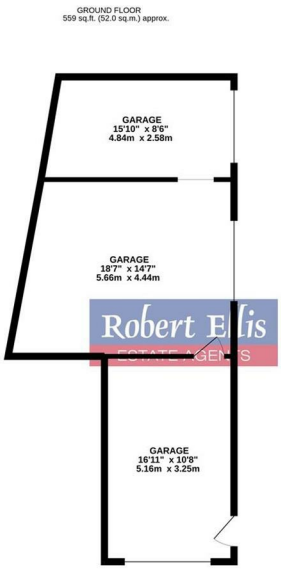
BATHROOM
Incorporating a two piece suite comprising wash hand basin and panel bath.

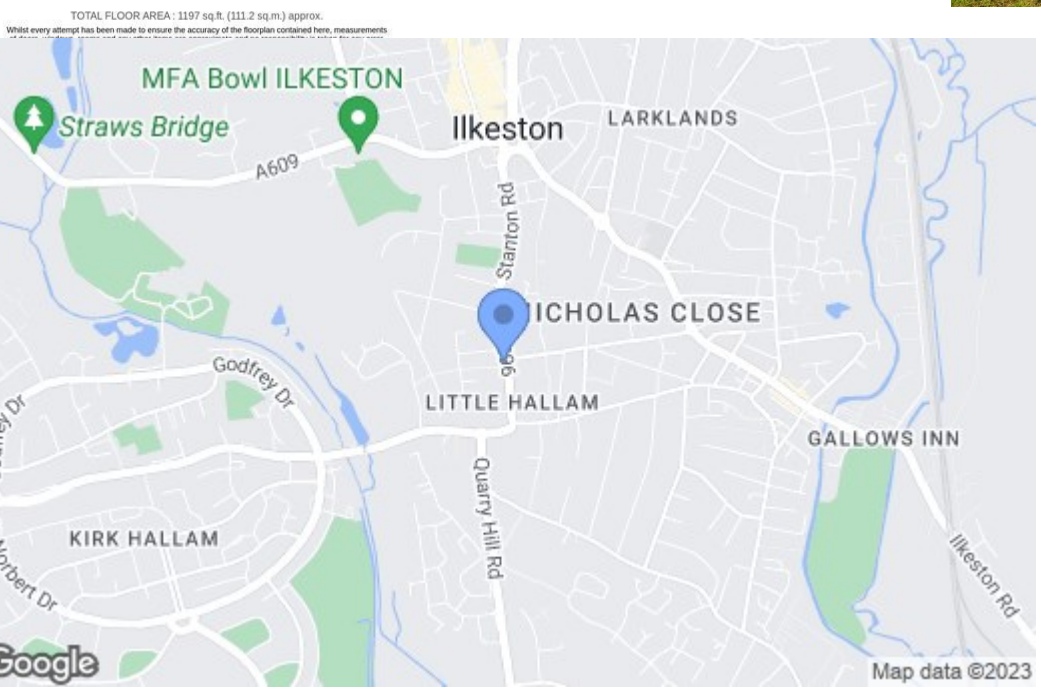
SEPARATE WC
Housing a low flush WC

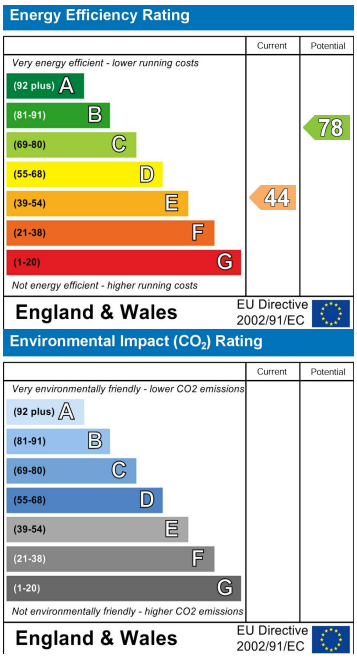
GARAGES
The garages are located to the rear. There are three lockup garages attached to one neighbouring garage and approximately offer 52sqm of internal space, each with their own roller door and connecting doorways between each one. There is no light or power within the garages although we understand at some point in the past there was a supply to the building. Adjacent to the garages is a rough patch of enclosed garden which has some hardstanding, although currently covered with vegetation. The garages are accessed for vehicle and pedestian use via a right of way from a track off Appleby Close. There is a second rght of access from the front via a gate over the land owned by Number 36 Lower Stanton Road.

GARDENS
There is a small garden area to the immediate rear of the maisonettes.

AGENT'S NOTES
32-34 Lower Stanton Road and the front garage are on the freehold title absolute DY163546. This includes the garden to the maisonettes and the rough garden adjacent to the garages. The two rear garages sit on a separate title DY381504 which is possessory title only.







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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