Robert Ellis

look no further...







Stanton Road
Ilkeston, Derbyshire DE7 5FQ

£175,000 Freehold



An interesting opportunity has arisen to purchase a two double bedroom end terraced house with planning consent passed to built a two storey extension providing a new dwelling. In addition, to the rear is a self-contained detached two storey workshop/garage.

The self-contained workshop/garage is accessed from the adjacent side road, Second Avenue, and is brick constructed and comprises approximately 35sqm of ground floor useable space, with a mezzanine floor of approximately 28sqm. Attached to the rear elevation to a neighbouring property, this building is currently used for storage and has a power supply. This has potential for continued use as a workshop or storage, or has the stability to convert into a residential dwelling coach house or similar (subject to necessary permissions, etc.).

The house benefits from gas fired central heating served from a combination boiler and double glazed windows with a relatvely modern kitchen and bathroom and is vacant.

The house enjoys its own enclosed garden and is situated on a busy thoroughfare close to the town centre of Ilkeston.

As a package, we believe this offers a fantastic opportunity to property investors and developers alike. To further add to this opportunity the seller also owns the adjoining property, number 32. This is currently let our client may be willing to sell this property subject to negotiation.





30 STANTON ROAD

LIVING ROOM
12'4" x 12'2" (3.78 x 3.72)
Radiator, double glazed window and door to the front.

INNER HALLWAY
Door to cellar and access to dining room.

DINING ROOM
12'6" x 11'8" (3.82 x 3.57)
Radiator, double glazed window to the rear.

KITCHEN
9'6" x 6'11" (2.90 x 2.11)
Range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven and hob. Plumbing and space for washing machine. Door opening to rear store. Double glazed window and door to rear garden.

FIRST FLOOR LANDING
Doors to bedrooms and bathroom.

BEDROOM ONE
12'5" x 12'2" (3.79 x 3.73)
Radiator, double glazed window to the front.

BEDROOM TWO
8'8" x 12'10" (2.66 x 3.92)
Radiator, double glazed window to the rear.

BATHROOM
9'1" x 6'11" (2.78 x 2.12)
Three piece suite comprising wash hand basin, low flush WC and bath. Wall mounted gas combination boiler (for central heating and hot water). Heated towel rail, double glazed window.

OUTSIDE
The property fronts the pavement and there is a side hard standing, suitable for off-street parking and is the position where the potential new build property will be built. To the rear, there is a fenced in garden with patio and lawn.

THE WORKSHOP/GARAGE
Situated on its own tile deed DY230446 and accessed from the side street, Second Avenue. There is a forecourt with bollards providing some off-street parking.

WORKSHOP
20'1" deep x 14'5" wide (6.14 deep x 4.40 wide)
Access from roller shutters to the front and opening to enclosed side lobby with personal door leading to a joint pedestrian right of way. The lobby has an opening at first floor level with no stairs leading to a mezzanine floor sitting over the whole workshop having windows to the front and side elevations.

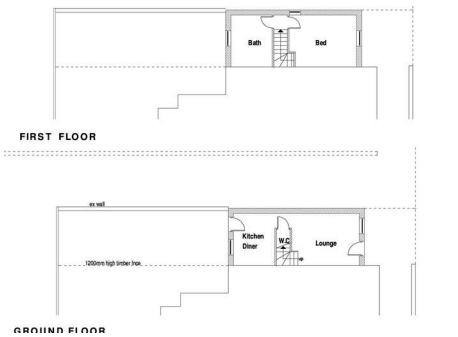
PLANNING PERMISSION
Planning permission was granted on 31/10.2019 for the extension to existing dwelling to form one new dewelling. The Application Reference is ERE/0819/0041. Further information is avalable by visiting the planning page of Erewash Borough Council using this reference. Ground works including the installation of strip foundations were carried out in 2022 and building control has overseen these works.

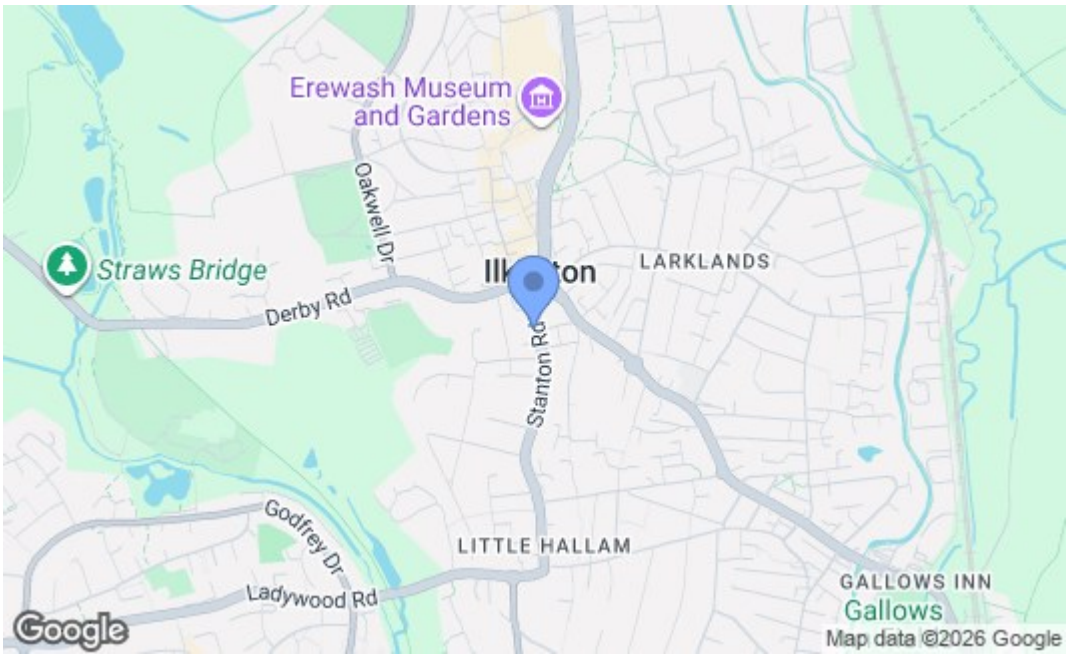


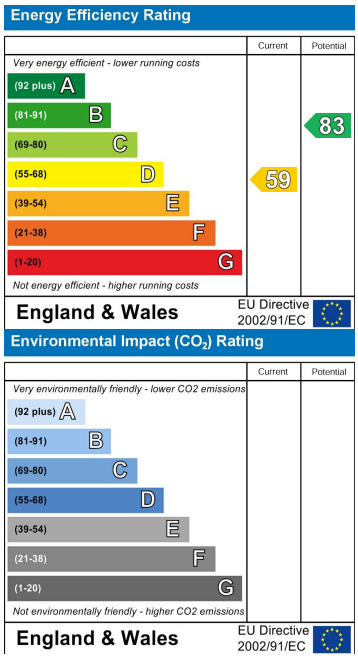












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

30-32 Derby Road, Stapleford, Nottingham, Nottinghamshire, NG9 7AA
stapleford@robertellis.co.uk
0115 949 0044