Robert Ellis

look no further. . .

Manners Road
Ilkeston, Derbyshire DE7 5HB

A THREE BEDROOM SEMI DETACHED HOUSE.

£225,000 Freehold

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Robert Ellis have great pleasure in offering for sale this period three bedroom semi detached house situated in an enviable position opposite Victoria Park.

This property comes to the market for the first time in a generation and offers surprisingly spacious family size accommodation. Benefitting from central heating served from a combination boiler and double glazed windows throughout.

The property has been well maintained over the years and is offered for sale with NO CHAIN and offers fantastic potential to further improve the property and make it a superb long-term family home.

The house is situated in this highly regarded residential suburb within Ilkeston, across the road from Victoria Park, a Victorian picturesque park with a charming refreshment kiosk, bowling green and bandstand. Other local landmarks include Victoria Leisure Centre & Swimming Pool which are a short walk from the property. Schools for all ages are within easy reach, as is the bustling market town centre itself.

The property has enclosed gardens to the front and two tiered gardens to the rear, with off-street parking and garage.

This is a rare opportunity indeed and we strongly recommend an early internal viewing.

ENTRANCE HALL
Dog-leg staircase leading to the first floor, radiator, door to lounge and kitchen.

LOUNGE
13'0" x 11'10" (3.97 x 3.62)
Living flame effect gas fire and surround. Radiator, double glazed window to the front.

KITCHEN
12'9" plus door recess x 8'10" (3.90 plus door recess x 2.70)
Range of fitted wall, base and drawer units with work surfacing and inset one and a half bowl stainless steel sink unit with single drainer, built-in gas oven and grill, gas hob, extractor hood over. Plumbing and space for washing machine, space for fridge/freezer. Radiator, double glazed side exit door, double glazed window to the rear, door to dining room.

DINING ROOM
12'11" x 11'10" (3.95 x 3.62)
Currently used as a sitting room with rustic brick fire surround, tiled hearth, radiator, double glazed patio door to the rear.

FIRST FLOOR LANDING
Accessed from a dog-leg staircase, double glazed window. Loft hatch.

BEDROOM ONE
12'11" x 11'10" (3.96 x 3.61)
Generous double bedroom with radiator, double glazed window to the front enjoying views over Victoria Park.

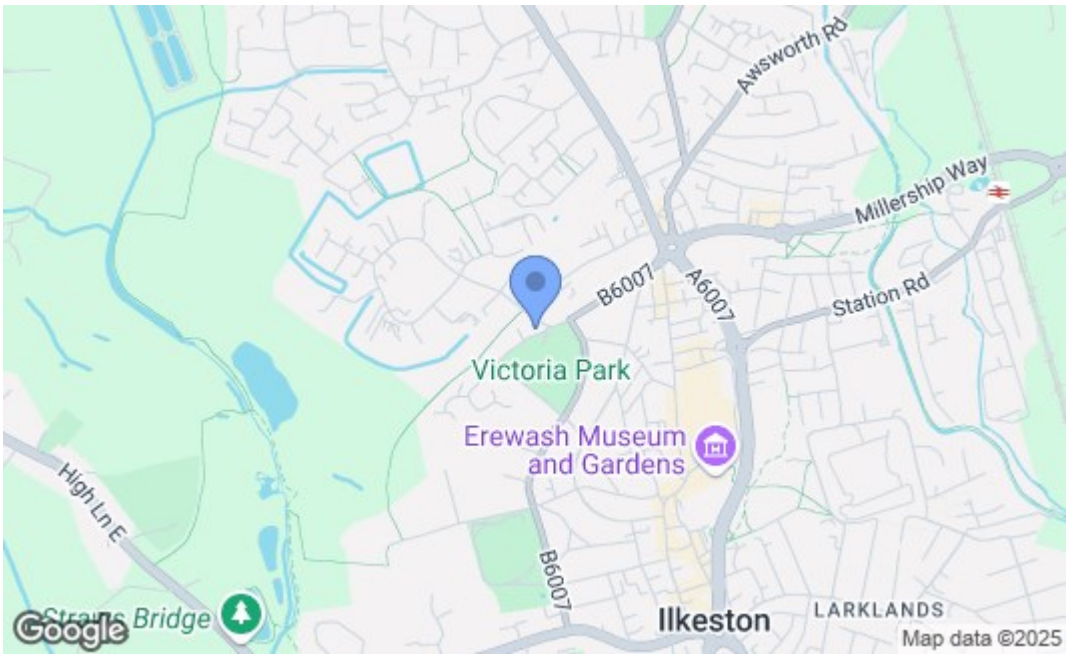
BEDROOM TWO
12'10" x 11'10" (3.93 x 3.62)
A generous double bedroom with radiator, double glazed window to the rear.

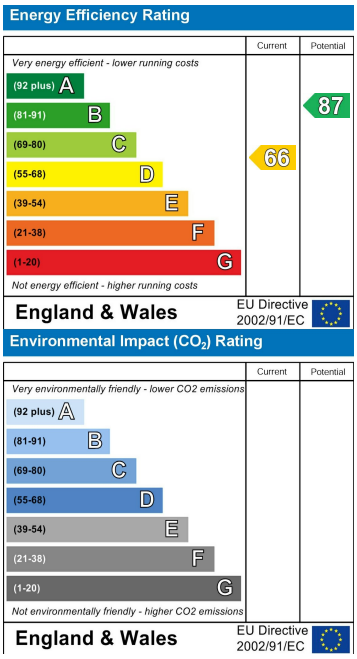
BEDROOM THREE
9'4" x 8'11" (2.86 x 2.72)
Capable of housing a double bed, radiator, double glazed window to the rear.

BATHROOM
5'10" x 6'0" (1.79 x 1.84)
Two piece suite comprising pedestal wash hand basin, panel bath with thermostatically controlled shower over. Walk-in closet housing the gas combination boiler (for central heating and hot water). Fully tiled walls, radiator, double glazed window.

SEPARATE WC
5'4" x 2'10" (1.63 x 0.88)
Housing a low flush WC. Double glazed window.

OUTSIDE
The property is set back from the road and has a hedged-in front garden with lawn and views over Victoria Park to the front. On a pair of stone pillars hangs a timber pedestrian gate leading to a pathway to the front door and running along side the property where there is an integral store. The pathway runs around to the rear garden where there is a large, terraced patio area with brick retaining wall. Steps lead down to the lower garden and there is a small section of paving and a wrought iron gated courtyard previously used for off-street parking (although could be extended to provide more garden). Adjacent to this is an off-street parking facility in front of a single garage which is accessed from a shared private driveway.





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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