Robert Ellis

look no further. . .

A TWO BEDROOM MID TOWN HOUSE.

Wirksworth Road
Kirk Hallam, Derbyshire DE7 4GP

£165,000 Freehold

ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS EXTREMELY WELL PRESENTED TWO BEDROOM MID TOWN HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises entrance hall, dual aspect living room, conservatory, breakfast kitchen and WC. The first floor landing provides access to two bedrooms and a bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking and an enclosed flat lying garden plot to the rear.

The property is situated in this popular and established residential location within easy access of nearby amenities including popular schooling for all ages, as well as open countryside and transport links to and from the surrounding area including that of Ilkeston train station which is just a short distance away.

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

ENTRANCE HALL
6'3" x 4'5" (1.91 x 1.36)
uPVC panel and double glazed front entrance door with double glazed window to the side, staircase rising to the first floor. Doors to kitchen and living room.

KITCHEN
14'9" x 10'0" (4.52 x 3.07)
Comprising a range of matching fitted base and wall storage cupboards and drawers, with built-in fridge, integrate eye level double oven, plumbing for washing machine, one and a half bowl sink unit with draining board and mixer tap, dual aspect double glazed windows to both the front and rear (with fitted blinds), uPVC panel and double glazed exit door to outside, fitted gas hob, useful understairs storage cupboard, wall mounted gas fired combination boiler for central heating and hot water purposes, further door to WC.

WC
5'10" x 3'11" (1.80 x 1.20)
Two piece suite comprising push flush WC, corner wash hand basin with tiled splashbacks.

LOUNGE
14'10" x 11'1" (4.53 x 3.40)
Dual aspect with patio doors to the rear opening out to the conservatory, double glazed bow window to the front (with fitted blinds), coving, decorative ceiling rose, Adam-style fire surround incorporating gas fire, media points.

CONSERVATORY
11'3" x 8'3" (3.43 x 2.52)
uPVC double glazed construction, tiled floor, power and lighting.

FIRST FLOOR LANDING
Doors to both bedrooms and bathroom. Loft access point to an insulated loft space, double glazed window to the rear (with fitted blinds).

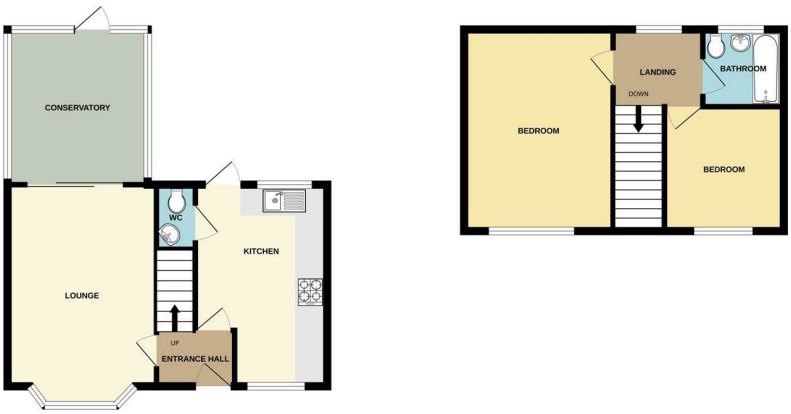
BEDROOM ONE
15'2" x 11'2" (4.64 x 3.41)
A dual aspect double sized bedroom with double glazed windows to either side (with fitted blinds), two radiators.

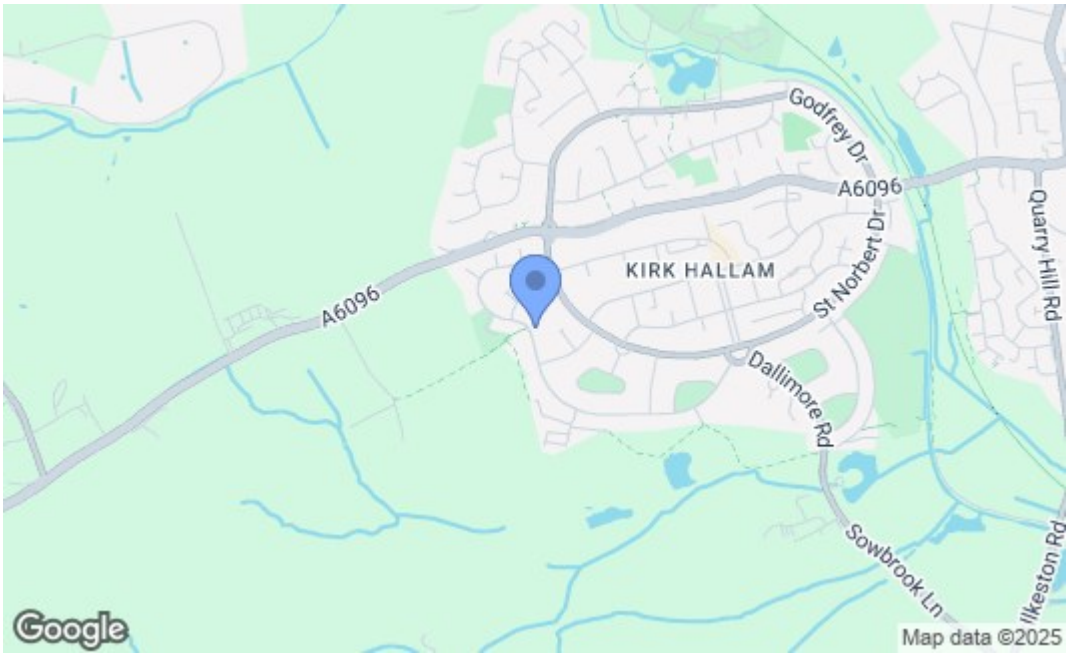
BEDROOM TWO
Double glazed window to the front (with fitted blinds), radiator, useful overstairs storage cupboard.

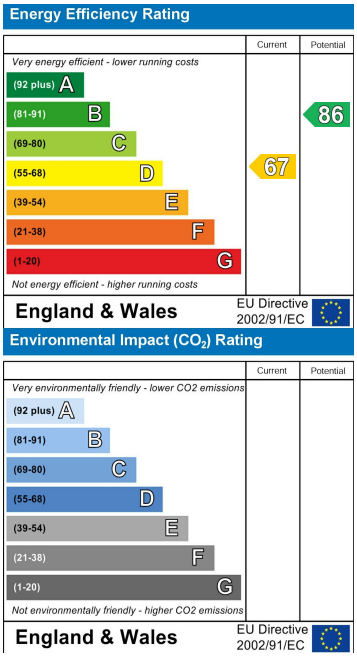
BATHROOM
6'11" x 6'5" (2.12 x 1.97)
Three piece suite replaced approximately 3 years ago comprising bath with dual attachment shower, mixer tap and glass screen, wash hand basin with mixer tap and storage cabinet beneath, push flush WC. Decorative wall tiling, radiator, double glazed window, extractor fan.

OUTSIDE
To the front of the property there is a lowered kerb entry point to a front driveway providing off-street parking with decorative plum slate chippings and pathway providing access to the front entrance door, front boundaries are fenced in with concrete posts and gravel boards with archway style fence panels.

TO THE REAR
The rear garden has an initial good sized paved patio seating area (ideal for entertaining) leading onto a shaped garden lawn and dog-leg boundary to the rear of the plot where a timber storage shed can be found. Within the garden there is an external water tap and lighting point.







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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