Robert Ellis

*look no further...*







St. Norbert Drive
Kirk Hallam, Derbyshire DE7 4EF

A TWO BEDROOM END-TERRACED HOUSE WITH GARAGE & OFF-STREET PARKING.

**£139,950 Freehold**



A surprisingly spacious two double bedroom end-terraced house with the benefit of a driveway and garage to the rear.

Offered for sale with NO CHAIN and benefitting from gas fired central heating served from a combination boiler and double glazed throughout. The property requires some modernisation and improvement and offers fantastic potential, in particular for first time buyers to make into a great home.

Situated in this established and popular residential suburb, great for families and commuters alike as Dallimore Primary & Nursery School is within walking distance, as are parks and open spaces, as well as nearby countryside. There is a regular bus service and road networks giving access to the nearby market town of Ilkeston, as well as the cities of Nottingham and Derby.

What sets this property apart from many and cannot be appreciated from the front is the generous and particularly well maintained rear garden where at the foot of the plot is a single garage and gated off-street parking, accessed from a service road.

With immediate vacant possession. An internal viewing is recommended to appreciate the potential on offer.





ENTRANCE HALL
Double glazed front entrance door and window, radiator and stairs to the first floor.

LIVING ROOM
16'11" x 9'9" (5.16 x 2.98)
Original period fire surround, radiator and double glazed window to the front.

DINING KITCHEN
16'11" reducing to 9'9" x 10'6" (5.16 reducing to 2.98 x 3.21)
Base units with work surfacing and inset stainless steel sink unit. Recess with base cupboard, drawers, work surfacing and eye level units over. Gas cooker point, plumbing and space for washing machine and wall mounted "Ideal" gas combination boiler (for central heating and hot water). Radiator, walk-in pantry with double glazed window, understairs store cupboard, double glazed window and door to rear garden.

FIRST FLOOR LANDING
Loft hatch, built-in linen cupboard, doors to bedrooms and bathroom.

BEDROOM ONE
16'11" x 9'10" increasing to 11'6" (5.16 x 3.02 increasing to 3.53)
Original fireplace, fitted wardrobe, radiator and double glazed window to the front.

BEDROOM TWO
10'8" increasing to 12'5" x 9'11" (3.27 increasing to 3.80 x 3.03)
Radiator and two double glazed windows to the rear.

BATHROOM
4'2" x 6'9" (1.29 x 2.06)
Three piece suite comprising pedestal wash hand basin, low flush WC and bath with electric shower over. Partially tiled walls, radiator and double glazed window.

OUTSIDE
The property is set back from the road with a walled and hedged-in front garden laid mainly to shrub beds with a variety of ornamental shrubs and roses. There is a gated pathway leading to the front of the house where the pathway continues to a further gate leading to the rear garden. The rear garden is split into two sections with a fore-garden with section laid to lawn, well-tended shrub beds and a brick built detached outbuilding with three compartments, one with a high flush WC. A concrete panelled fence and gate leads to the main garden which is fenced and enclosed with an expansive section of garden laid to lawn flanked with well-tended shrub beds. Towards the foot of the plot, there is a single garage and driveway which is accessed from wrought iron gates from a service road to the rear boundary.



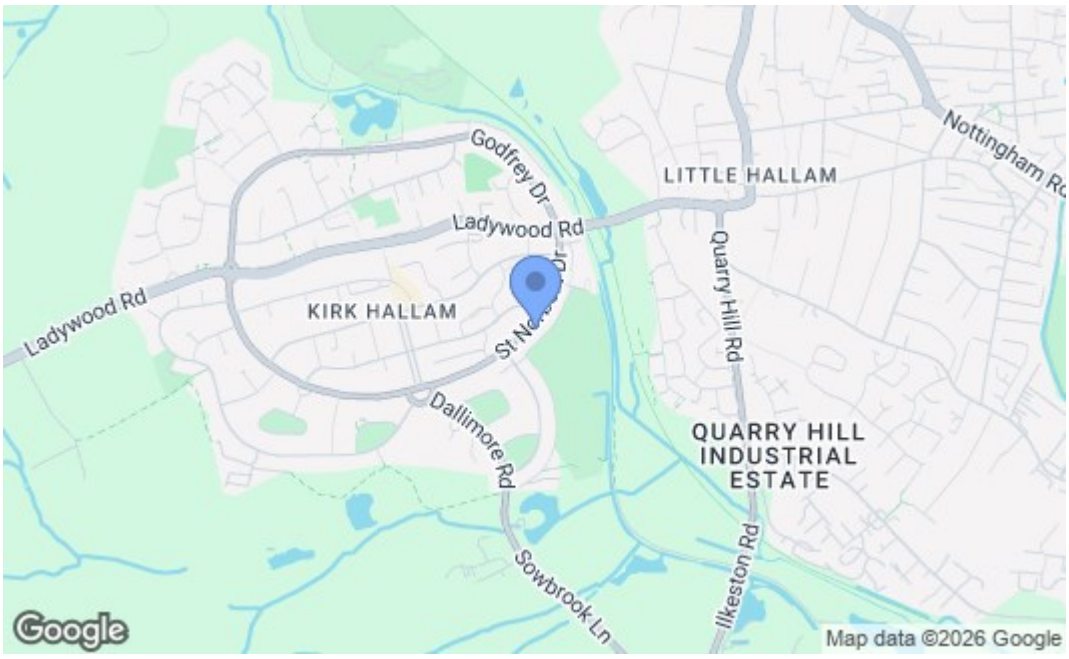


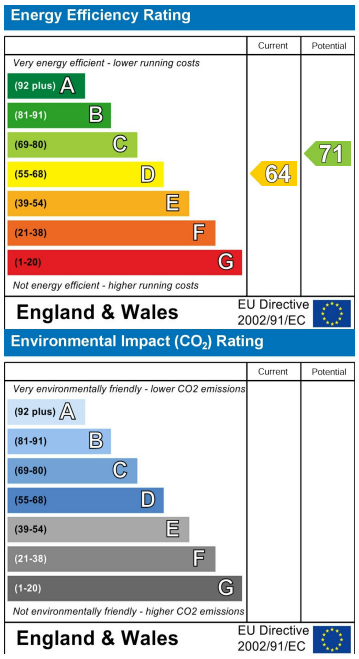









These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus,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

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