

# Robert Ellis

look no further...



Wirksworth Road  
Kirk Hallam, Derbyshire DE7 4GP

A TWO DOUBLE BEDROOM MID  
TERRACED HOUSE.

**£165,000 Freehold**

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ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS WELL PRESENTED TWO DOUBLE BEDROOM MID TERRACED HOUSE SITUATED IN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION WITH FANTASTIC VIEWS FROM THE FIRST FLOOR WINDOWS OVER NEIGHBOURING COUNTRYSIDE.

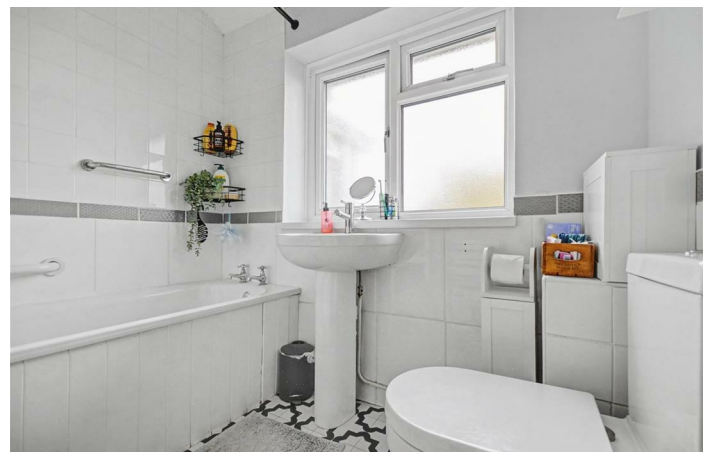
With accommodation over two floors, the first floor comprises entrance hall, dual aspect living room, breakfast kitchen and utility area. The first floor landing then provides access to two bedrooms and a bathroom suite.

The property also benefits from gas fired central heating, double glazing, off-street parking and generous enclosed rear garden.

The property is located in this popular and established residential location within close proximity of nearby schooling, open countryside and transport links to and from the surrounding area, including Ilkeston train station which is just a short drive away.

We believe the property will make an ideal first time buy or young family home, sitting on a generous overall plot with parking to the front and a generous rear garden.

We highly recommend an internal viewing.



### ENTRANCE HALL

6'3" x 4'1" (1.93 x 1.26)

uPVC panel and double glazed front entrance door with double glazed window to the side of the door, staircase rising to the first floor, laminate flooring, picture rail, radiator, access through to the kitchen and living room.

### DUAL ASPECT LIVING ROOM

17'1" x 11'1" (5.21 x 3.40)

Double glazed bow window to the front, uPVC double glazed French doors opening out to the rear garden, media points, central chimney breast with inset tiled fireplace, picture rail, laminate flooring and radiator.

### DINING KITCHEN

11'9" x 10'2" (3.60 x 3.11)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with marble effect square edge work surfacing incorporating one and a half bowl sink unit with draining board and mixer tap. Matching marble effect upstands, fitted four ring gas hob with extractor over and oven beneath, integrated dishwasher, radiator, space for table and chairs, useful understairs storage closet, additional pantry cupboard with shelving, lighting and power. Double glazed window to the rear, laminate flooring, uPVC panel and double glazed exit door to outside, coving, archway through to the utility area.

### UTILITY AREA

6'11" x 3'5" (2.13 x 1.06)

Plumbing for the washing machine, worktop space above making further space for freestanding tumble dryer, space for full height fridge/freezer, power, lighting and wall mounted gas boiler (for central heating purposes).

### FIRST FLOOR LANDING

Double glazed window to the rear overlooking the rear garden, picture rail and doors to both bedrooms and bathroom.

### BEDROOM ONE

16'4" x 11'4" (4.98 x 3.46)

A bright and airy dual aspect room with double glazed windows to both the front and rear, two radiators to either side and useful storage closet.

### BEDROOM TWO

10'4" x 9'7" (3.16 x 2.94)

Double glazed window to the front (with fitted roller blind), airing cupboard housing the hot water cylinder, useful additional overstairs storage cupboard and radiator.

### BATHROOM

7'2" x 6'3" (2.19 x 1.92)

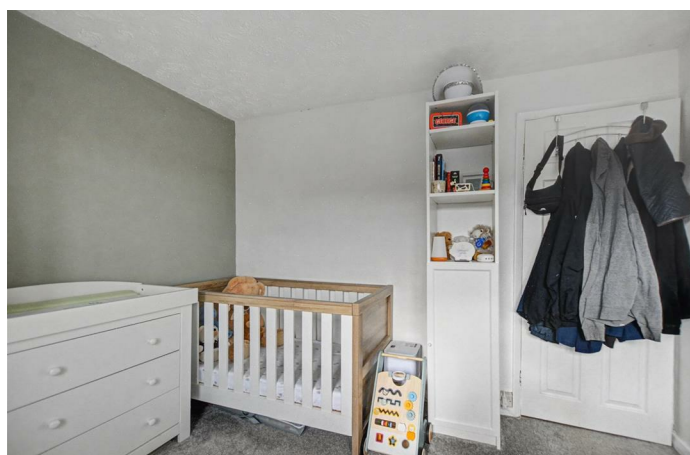
Three piece suite comprising bath, wash hand basin with mixer tap and push flush WC. Tiling to the walls, electric shower over the bath, double glazed window to the rear, ladder towel radiator, tile effect flooring and mirror fronted bathroom cabinet.

### OUTSIDE

To the front of the property there is a lowered kerb entry point to a gated block paved driveway providing off-street parking with adjacent parking space decorated with chipped bark. The garden is enclosed by timber fencing with mature bushes to the boundary adjacent to the curved arch timber fencing.

### TO THE REAR

The rear garden is of a generous overall proportion, ideal for families and pets, with a good size patio seating area (ideal for entertaining) with a pathway providing access towards the foot of the plot where two timber storage sheds can be found. The garden also benefits from two separate lawn sections, as well as an external water tap and lighting point.

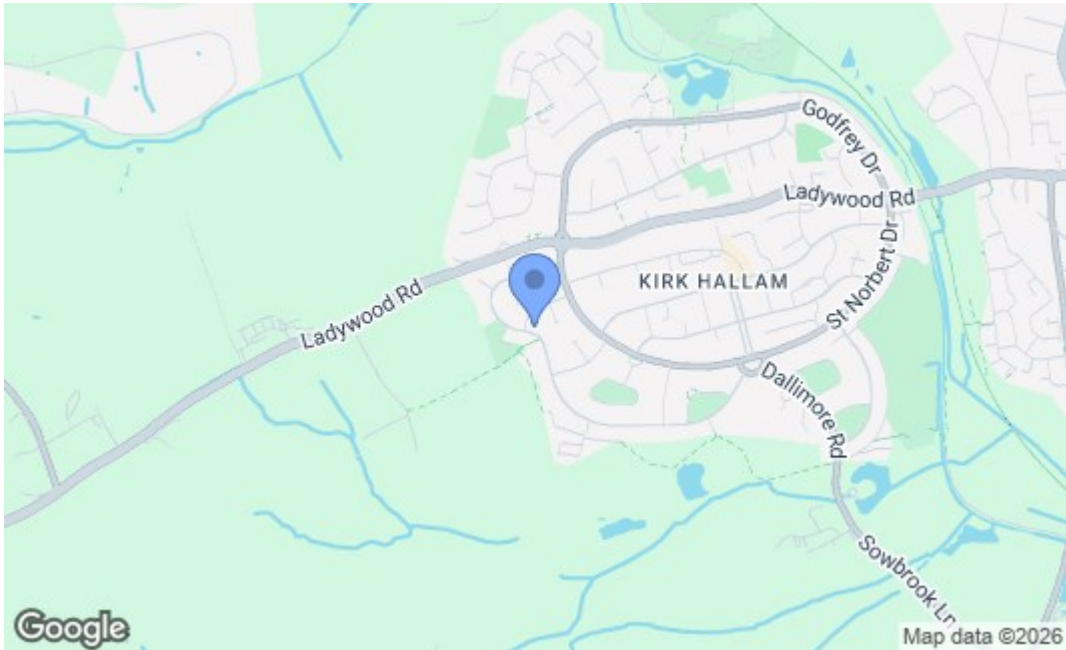
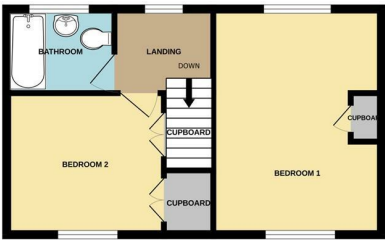




GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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.