Robert Ellis

look no further. . .

Moor Road
Morley, Ilkeston DE7 6DL

PERIOD THREE BEDROOM SEMI DETACHED HOUSE, LOCATED IN THE SMALL DERBYSHIRE VILLAGE OF MORLEY

£275,000 Freehold

WE HAVE GREAT PLEASURE IN OFFERING FOR SALE THIS PERIOD THREE BEDROOM SEMI DETACHED HOUSE, LOCATED IN THE SMALL DERBYSHIRE VILLAGE OF MORLEY.

This partially rendered brick and stone built semi detached cottage stands as one of a pair of semi detached houses, backing onto open countryside, situated on an enclosed generous garden plot and set back from the road with gardens to three sides.

Centrally heated from an oil fired boiler and double glazed, this property offers fantastic potential for the incoming purchaser to sympathetically modernise and enjoy country life.

The accommodation comprises sitting room, separate dining room, kitchen, bathroom and separate w.c. To the first floor, the landing provides access to three bedrooms (the third currently housing a toilet and wash hand basin facility.

Morley is a small village located between the towns of Belper and Ilkeston and approximately five miles from Derby city centre. There are many countryside walks on the doorstep and for those who enjoy playing golf, both Morley Hayes and Breadsall Priory Golf Courses are nearby.

A rare and exciting opportunity and we strongly recommend an early internal viewing to avoid disappointment.

SITTING ROOM
11'4" x 12'7" increasing to 16'9" (3.47 x 3.84 increasing to 5.12)
Front entrance door, bay window to the front, open fireplace and surround, radiator, stairs to the first floor with understairs storage cupboard and door to dining room.

DINING ROOM
15'8" x 9'0" (4.78 x 2.76)
Open fire, radiator, two double glazed window to the rear and door to kitchen.

KITCHEN
12'8" x 6'5" (3.88 x 1.98)
Incorporating a range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Electric cooker point, and plumbing and space for washing machine. Radiator, double glazed window and door to rear. Door to bathroom.

BATHROOM
6'2" x 5'6" (1.9 x 1.7)
Incorporating a two piece suite comprising wash hand basin and panel bath. Double glazed window and access to w.c.

W.C.
Housing a low flush w.c. Double glazed window

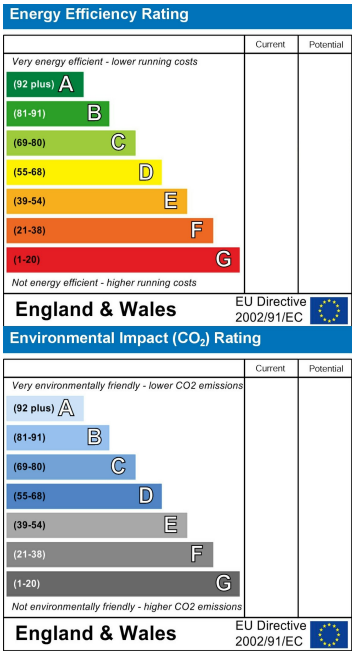
FIRST FLOOR LANDING
Radiator, double glazed window and doors to bedrooms.

BEDROOM 1
13'4" x 11'9" reducing to 8'5" (4.08 x 3.59 reducing to 2.57)
Radiator and double glazed window to the front.

BEDROOM 2
9'0" x 7'5" (2.76 x 2.27)
Radiator and double glazed window to the rear.

BEDROOM 3
9'0" x 8'3" (2.75 x 2.52)
Currently housing wash hand basin and low flush w.c. Built-in airing cupboard with lagged cylinder.

OUTSIDE
The property is situated on an enclosed garden plot with walled in frontage and gated pedestrian access leading to the front of house. The stone wall continues to the side perimeter. The side garden is laid to lawn with pathway running around the property to the rear, where the garden is hedged, fenced and enclosed and laid mainly to lawn. There is an integral outhouse, housing the floor mounted oil fired boiler (for central heating and hot water.)



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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