



Moor Road  
Morley, Ilkeston DE7 6DL

**£275,000 Freehold**

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



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)

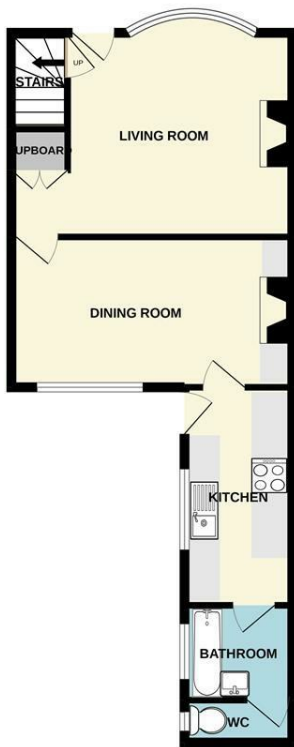
Currently housing wash hand basin and low flush w.c. Built-in airing cupboard with lagged cylinder.

## OUTSIDE

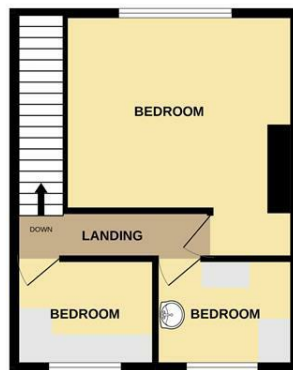
The property is situated on an enclosed garden plot with walled in frontage and gated pedestrian access leading to the front of house. The stone wall continues to the side perimeter. The side garden is laid to lawn with pathway running around the property to the rear, where the garden is hedged, fenced 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.)



GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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