



**Twelve Houses**  
**Stanton by Dale, Ilkeston DE7 4QX**

A TWO DOUBLE BEDROOM GRADE II LISTED MID TERRACED HOUSE.

**Offers Over £200,000 Freehold**



We have great pleasure in offering for sale this Grade II Listed three storey two double bedroom mid terraced house.

This Victorian period property, as the name suggests, forms part of a row of twelve terraced properties located on the outskirts of Stanton by Dale, now known as New Stanton.

This instantly attractive and imposing property retains much of its original charm and character and has been recently upgraded and modernised by the current owners providing a home in a ready to move into condition.

Features of this property include a heating system with a combination boiler, brand new fitted kitchen and bathroom. The accommodation comprises a lounge open through to a dining area with the kitchen beyond. To the first floor, the landing provides access to the second double bedroom and large family bathroom with a staircase winding from the first floor to the second floor, where the large master bedroom suite can be found. This benefits from front and rear aspects.

The property also benefits from a new roof covering in 2020, there is an attractive good sized rear garden. There is an access lane to the rear and the property benefits from a large garage/workshop, although in need of some repair, offers a great space for storage of vehicles, etc.

Conveniently located close to the market town of Ilkeston, Stapleford, Sandiacre and Stanton by Dale Village itself. For those wishing to commute, the A52 and Junction 25 of the M1 motorway is within a 10 minutes drive. For those who enjoy the countryside, there are nearby public footpaths.

This property will make a fantastic first home and is great for professional couples and young families.



## LIVING ROOM

12'0" x 12'8" (3.67 x 3.88)

Original beams to the ceiling, radiator, double glazed window to the front, wooden front entrance door with double glazed inlay. Opening to dining area.

## DINING AREA

9'10" x 8'11" (3.01 x 2.74)

Understairs store cupboard, stairs to the first floor, radiator, double glazed window to the rear.

## KITCHEN

12'3" x 7'3" (3.74 x 2.21)

Incorporating a brand new fitted range of wall, base and drawer units with work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Plumbing and space for washing machine, further under-counter space and space for tall fridge/freezer. Wall mounted "Vaillant" gas combination boiler (for central heating and hot water). Contemporary tubular radiator, double glazed windows to the rear. Wood rear exit door.

## FIRST FLOOR LANDING

Doors to bedroom two, bathroom and door to staircase to master bedroom.

## BEDROOM TWO

12'0" x 13'1" (3.66 x 4)

Radiator, double glazed window to the front.

## BATHROOM

9'6" x 9'10" (2.9 x 3.01)

Brand new three piece suite comprising wash hand basin with vanity unit cupboards under and matching drawers, low flush WC with concealed cistern, "P" shaped shower bath with thermostatically controlled twin rose shower system. Waterfall taps, radiator and heated towel rail, double glazed window to the rear.

## MASTER BEDROOM

22'6" x 13'1" (6.86 x 4)

Occupying the whole of the second floor. A spacious room with two radiators, double glazed windows to the front and rear aspects.

## OUTSIDE

To the front is a walled-in garden with gravel bed and pedestrian access leading to the front door. To the rear, the property enjoys a particularly good sized garden plot with a section of garden laid to lawn, a traditional yard and seating area beyond the front elevation, flowerbeds, further hard standing area at the foot of the plot. There is a pedestrian gate at the foot of the plot leading to the rear service lane and access to the garage/workshop.

## GARAGE/WORKSHOP

41'11" x 13'11" (12.8 x 4.26)

Power supply from house (currently disconnected), in need of some repair but nonetheless offering great potential. Beyond the garage is a further area of rough ground before the end of the boundary.

## AGENTS NOTE

We understand that the rear service lane is unadopted with each dwelling owning the strip in line with the property and access must be available for the residents and maintenance is agreed on an ad hoc basis between all residents. Further information will be provided through the conveyancing process.

## AGENTS NOTE

Some of the internal images have virtual staging to give an impression of how to furnish the property.

## Property Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating - new boiler

Septic Tank – No

Broadband – Yes

Broadband Speed - Standard 4mbps, Superfast 80mbps

Phone Signal – Fair, two out of three signal

Sewage – Mains supply

Flood Risk – No risk rivers, very low risk surface water

Flood Defenses – No

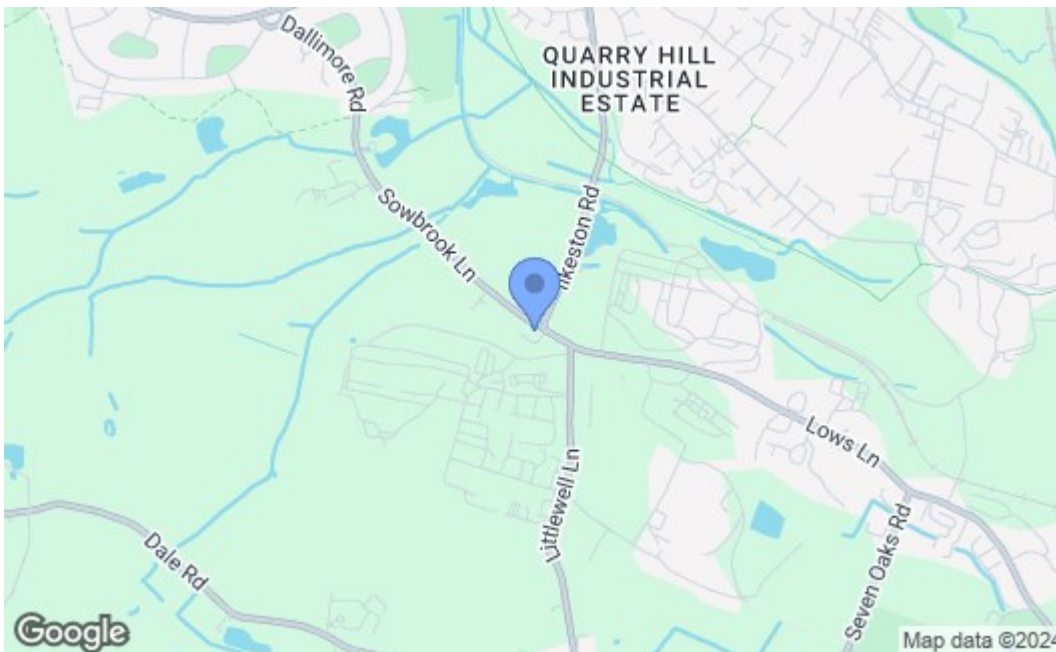
Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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	

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.