



Inglefield Road  
Ilkeston, Derbyshire DE7 5AP

A THREE BEDROOM SEMI DETACHED  
HOUSE.

**Offers Over £180,000 Freehold**





A surprisingly spacious double fronted three bedroom semi detached house situated on a generous garden plot.

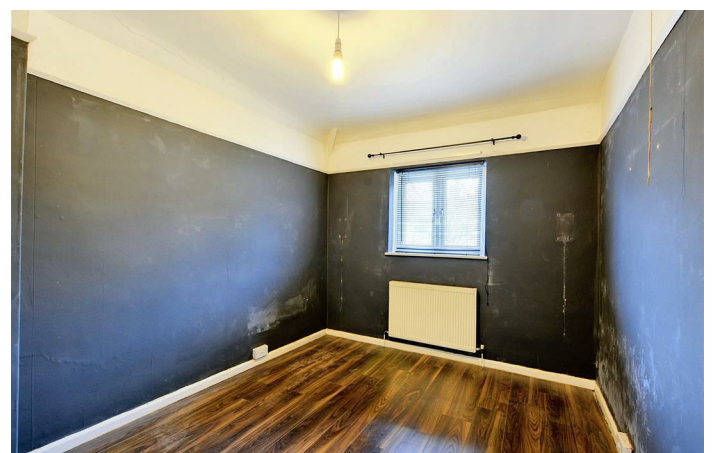
Offered for sale with immediate vacant possession. Benefitting from central heating and double glazing, the property requires some cosmetic upgrading but offers great potential for first time buyers and families to make their own mark upon it.

Accommodation comprises entrance hall, being double fronted there are two reception rooms, there is a fitted kitchen, rear lobby and cloaks/WC. To the first floor, the landing provides access to three well proportioned bedrooms and a bathroom.

A generous garden plot provides ample off-street parking, garage and good size rear garden and is situated in this popular residential suburb.

Conveniently located within walking distance of local schools and amenities, as well as being within easy reach of Ilkeston town centre, Morrisons, Tesco, and train station.

Viewing is recommend to appreciate the potential on offer.



### ENTRANCE HALL

Composite double glazed front entrance door, stairs to the first floor.

### LIVING ROOM

14'9" x 11'1" (4.5 x 3.40)

Radiator, double glazed bay window to the front.

### DINING ROOM

11'11" x 8'10" (3.65 x 2.70)

Radiator, double glazed window to the front. Door to kitchen.

### KITCHEN

12'3" x 7'4" (3.75 x 2.26)

Range of fitted wall, base and drawer units with rolled edge work surfacing and inset one and a half bowl stainless steel sink unit with single drainer. Built-in electric oven, gas hob and extractor hood over. Plumbing and space for washing machine, space for fridge/freezer. Radiator, understairs store alcove, double glazed window to the rear. Door to rear lobby.

### REAR LOBBY

Double glazed rear exit door, walk-in store cupboard, cloaks/WC.

### CLOAKS/WC

Housing a high flush WC, double glazed window.

### FIRST FLOOR LANDING

Hatch, double glazed window, walk-in cupboard housing gas boiler (for central heating) and indirect feed hot water with hot water cylinder.

### BEDROOM ONE

11'10" x 10'11" increasing to 14'4" (3.63 x 3.33 increasing to 4.37)

Fitted cupboard, radiator, double glazed window to the front.

### BEDROOM TWO

11'11" x 8'10" (3.65 x 2.71)

Radiator, double glazed window to the front.

### BEDROOM THREE

7'8" x 10'11" reducing to 7'10" (2.35 x 3.34 reducing to 2.41)

Radiator, double glazed window to the rear.

### BATHROOM

7'4" x 5'10" (2.25 x 1.8)

Three piece suite comprising pedestal wash hand basin, low flush WC, bath with electric shower over, radiator, double glazed window.

### OUTSIDE

The property is situated on a generous garden plot set back from the road with fenced-in boundaries and front garden laid to lawn with driveway and hard standing for 2-3 vehicles. This leads to a single garage. There is gated pedestrian access between the house and the garage leading to the rear garden. The rear garden is fenced and enclosed with a section of garden laid to lawn and various tiered paved areas, integral store and outside tap.



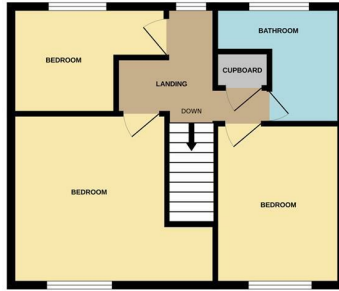




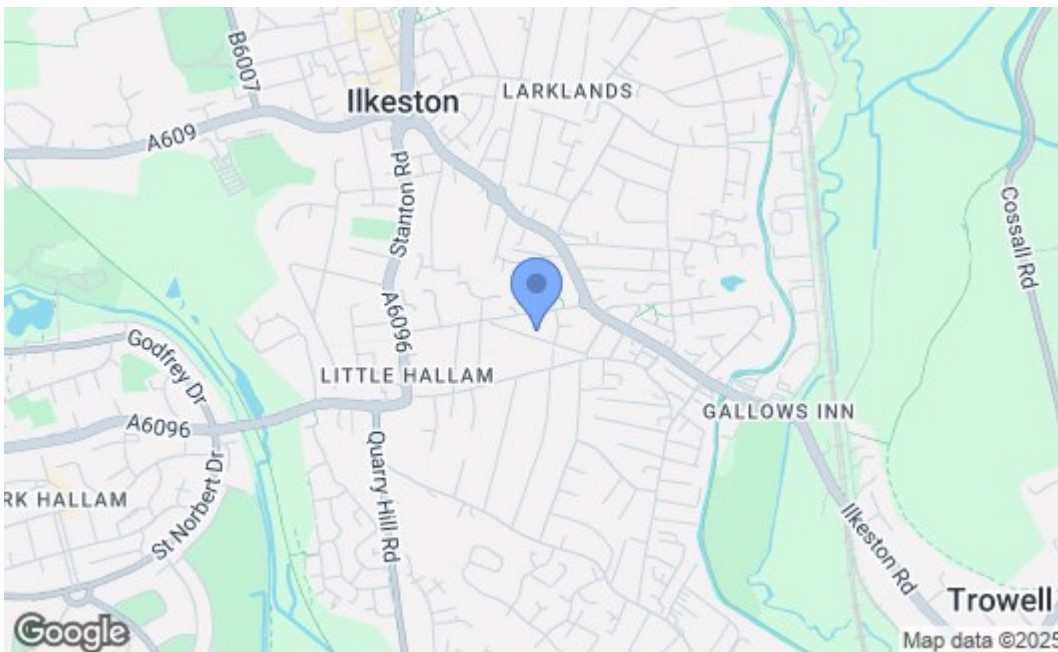
GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for any prospective purchase. 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			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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	

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