



**Goodwood Crescent
Kirk Hallam, Derbyshire DE7 4HA**

A TWO BEDROOM END TERRACED
HOUSE OFFERED FOR SALE WITH NO
UPWARD CHAIN.

Offers In The Region Of

£100,000 - £110,000

0115 949 0044



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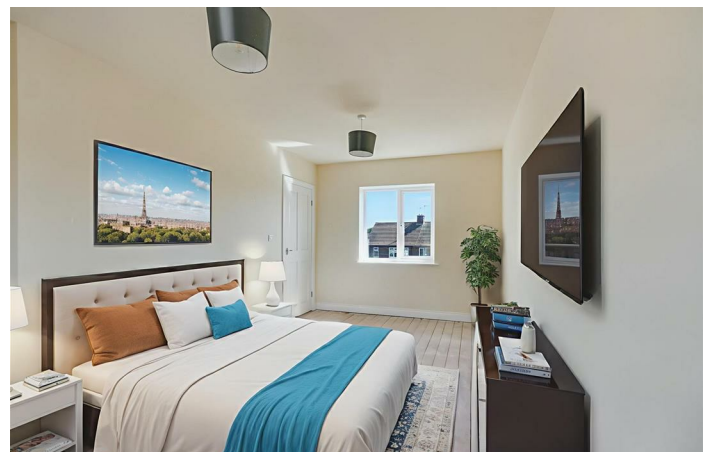
ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET THIS READY TO MOVE INTO TWO BEDROOM END OF TERRACE PROPERTY SITUATED IN THIS POPULAR & ESTABLISHED RESIDENTIAL LOCATION SITTING ON A GENEROUS OVERALL PLOT TO BOTH THE FRONT AND BACK.

The property benefits from accommodation over two floors, the ground floor comprises entrance hallway, dual aspect front to back lounge/diner and spacious dual aspect front to back breakfast kitchen with walk-in pantry. The first floor landing then provides access to two bedrooms and shower room.

The property also benefits from gas fired central heating from combination boiler, double glazing, off-street parking and generous enclosed gardens to the rear with detached garden store/garage.

The property is located in this popular and established residential location situated within close proximity of the nearby Dallimore School and others within the area. There is also easy access to ample outdoor countryside space, as well as transport links to and from the surrounding area, including that of Ilkeston train station (which is situated just a short distance away).

We believe the property will make an ideal first time buy or young family home. We highly recommend an internal viewing.



HALL

6'0" x 4'11" (1.83 x 1.51)

uPVC panel and double glazed front entrance door, staircase rising to the first floor, meter cupboard, internal doors linking through to the lounge and breakfast kitchen.

LOUNGE

16'9" x 9'4" (5.13 x 2.85)

A bright and airy dual aspect room with double glazed windows to both the front and rear, radiator, spotlights, plug sockets with inset USB charging points, decorative open insert fireplace with tiled hearth making space for gas or multifuel burning stove (subject to the relevant regulations).

BREAKFAST KITCHEN

18'2" x 8'10" (5.55 x 2.70)

Comprising a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating single sink and draining board with central mixer tap, fitted four ring electric hob with oven beneath. Breakfast bar with space for several barstools or further appliances. Plumbing for washing machine, in-built dishwasher, dual aspect double glazed windows to both the front and the rear, radiator, spotlights, uPVC panel and double glazed exit door to outside, door to pantry, further double glazed window to the rear, shelving and lighting points.

FIRST FLOOR LANDING

Double glazed window to the rear overlooking the rear garden, doors to both bedrooms and shower room. Access to the insulated loft space.

BEDROOM ONE

16'10" x 11'3" (5.15 x 3.43)

A bright and airy dual aspect room with double glazed windows to both the front and the rear, radiator, ample power points including some with USB charging points.

BEDROOM TWO

11'11" x 9'8" (3.65 x 2.95)

Double glazed window to the front, radiator, boiler closet housing the gas fired combination boiler for central heating and hot water purposes.

SHOWER ROOM

7'3" x 6'9" (2.22 x 2.08)

Modern white three piece suite comprising walk-in tiled and enclosed shower cubicle with sliding glass screen/doors with electric shower, wash hand basin with mixer tap, push flush WC. Tiling to the walls, double glazed window to the rear, radiator, wall mounted bathroom cabinet with attached shelving.

OUTSIDE

To the front of the property there is a gated entrance leading to a block paved driveway providing off-street parking to the front. Matching block paved pathway which provides access to the front entrance door, as well as giving pedestrian access down the side to the rear. The front garden is enclosed by timber fencing to either side with concrete posts and gravel boards and also has decorative stone chippings and a front garden lawn.

TO THE REAR

The rear garden is of a good overall proportion being enclosed by fencing to the boundary lines with concrete posts and gravel boards. The garden is split into various sections with decorative stone, pathway, patio areas and generous lawn. Within the garden there is also a useful brick store and access to a detached garage/workshop with double doors to the front and window to the side. Greenhouse and pedestrian access which leads back to the front.

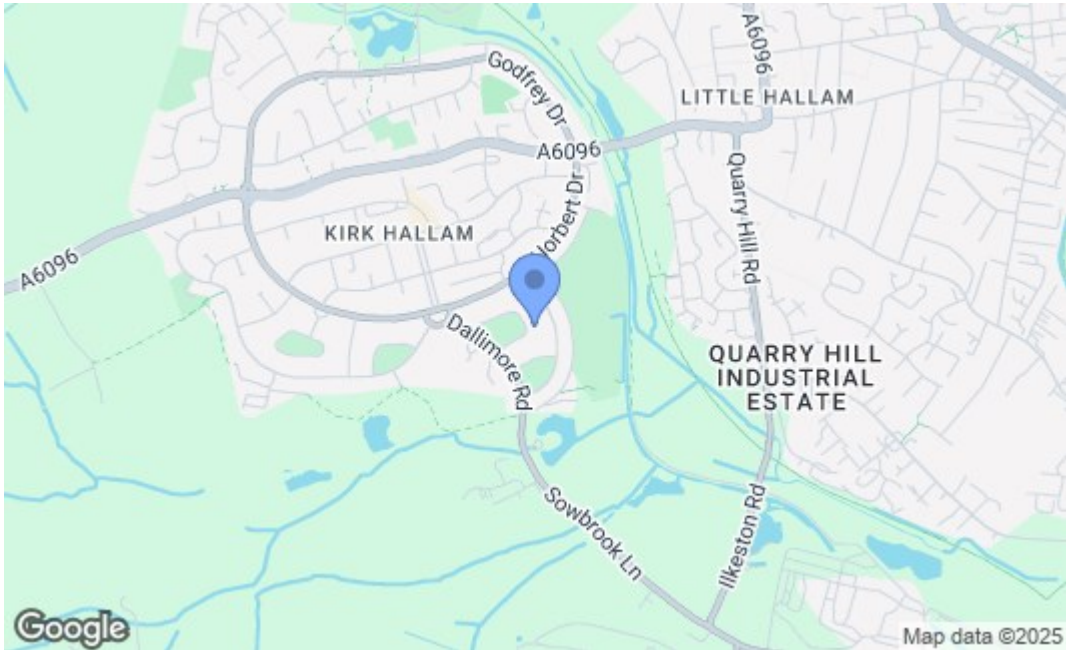
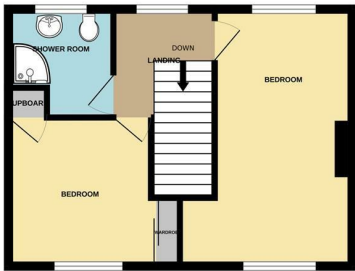
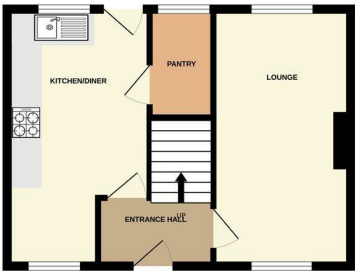
DETACHED GARAGE/WORKSHOP

Double doors to the front, window to the side.

DIRECTIONS

From our Stapleford Branch, proceed in the direction of Sandiacre. At the Sandiacre traffic lights, turn right onto Town Street. Proceed parallel with the canal onto Low's Lane. Continue to New Stanton and veer left at the bend in the road and head into Kirk Hallam. Take an eventual right hand turn onto Goodwood Crescent and the property can be found at the bend in the road on the right hand side.





| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 63 | |
| (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 ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ 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.