

**Wesley Street  
Ilkeston, Derbyshire DE7 8QW**

**Guide Price £85,000 Freehold**

OFFERED FOR SALE BY UNCONDITIONAL  
PUBLIC AUCTION ON 30TH OCTOBER  
2025. TWO BEDROOM TERRACED HOUSE.





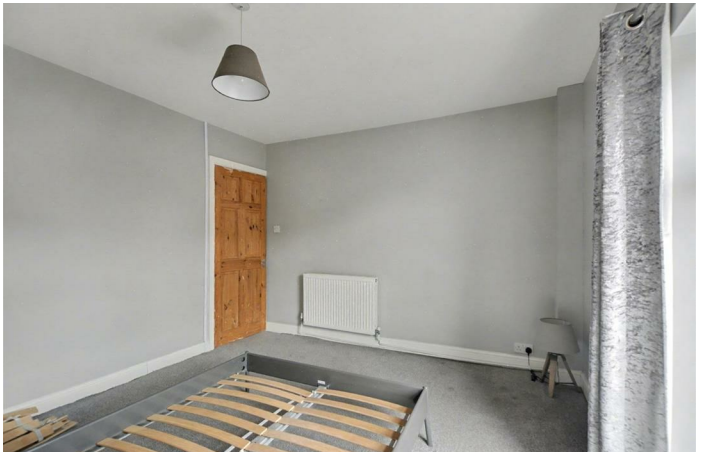
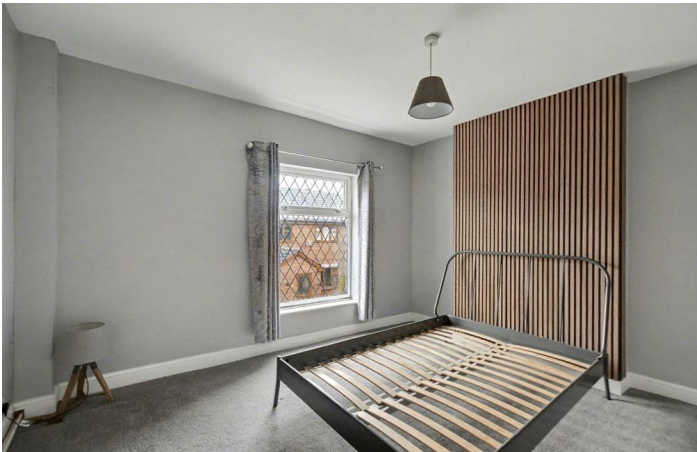
OFFERED FOR SALE BY UNCONDITIONAL PUBLIC AUCTION ON 30TH OCTOBER 2025.

A two double bedroom 'two up, two down' period terraced house offered for sale with IMMEDIATE VACANT POSSESSION.

This property almost offers a turn key buy to let or first time buyer opportunity, having the benefit of gas fired central heating served from a combination and double glazed windows throughout. The property also enjoys a relatively modern fitted kitchen with separate utility room and relatively modern first floor bathroom.

Situated on a residential street in this traditional suburb on the outskirts of Ilkeston. Local schools for all ages are within easy reach as is regular public transport, local shops and amenities.

The property fronts the pavement, has a rear yard and garden area which requires attention.



## AUCTION DETAILS

### Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

### Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

### Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

## Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

### LOUNGE

12'2" x 11'0" (3.71 x 3.36)

Radiator, double glazed window and front entrance door.

### DINING KITCHEN

12'1" x 12'3" (3.69 x 3.75)

Offering a range of modern fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Newly fitted electric oven, gas hob and extractor hood over. Wall mounted gas combination boiler (for central heating and hot water). Understairs store cupboard, double glazed window to the rear and access to the utility room.

### UTILITY ROOM

7'8" x 5'1" (2.35 x 1.55)

Base units with work surfacing, radiator, plumbing and space for washing machine, double glazed window and door to the rear.

### FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

### BEDROOM ONE

12'2" x 11'0" (3.71 x 3.36)

Radiator, double glazed window to the front.

### BEDROOM TWO

12'2" x 7'4" (3.73 x 2.24)

Radiator, double glazed window to the rear.

### BATHROOM

9'0" x 4'5" (2.75 x 1.35)

Three piece suite comprising wash hand basin, low flush WC and bath with shower over. Radiator, partially tiled walls, double glazed window.

### OUTSIDE

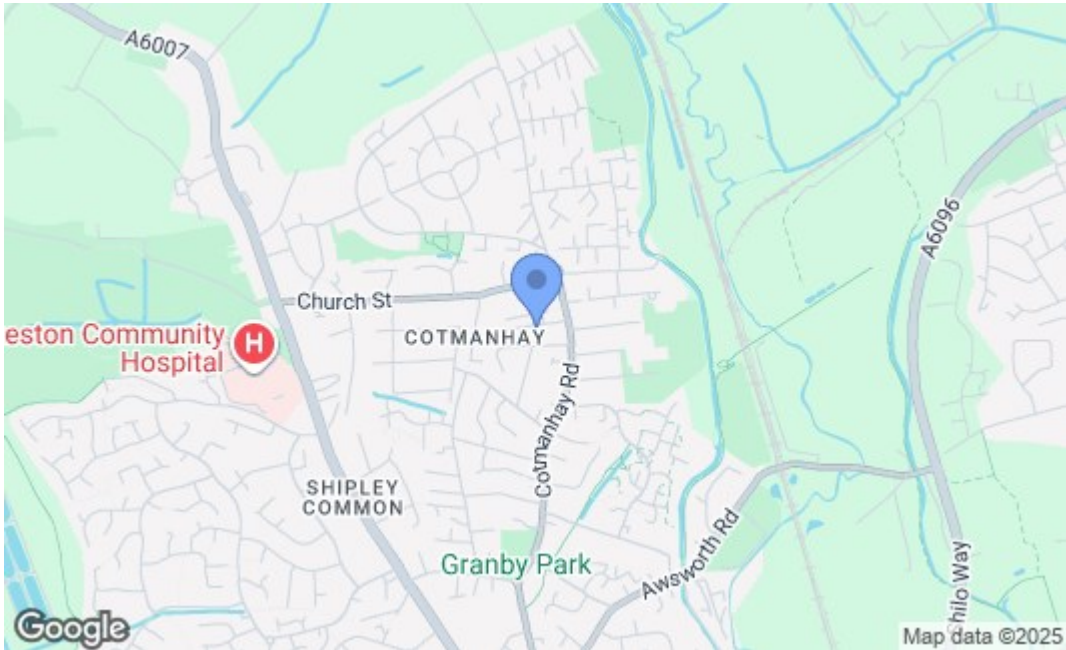
The property fronts the pavement and has a shared entryway at the side leading to a rear yard and garden area.

### AGENTS NOTES

The services and appliances have not been tested and the property is sold as seen.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(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		

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.