



Northgate Street  
Ilkeston, Derbyshire DE7 8FR

A THREE BEDROOM TWO STOREY MID  
TERRACED HOUSE OFFERED FOR SALE  
WITH NO UPWARD CHAIN VIA AUCTION.

**Guide Price £49,500 Freehold**



ROBERT ELLIS ARE WELCOMING TO THE MARKET VIA AUCTION IN CONJUNCTION WITH BTG EDDISONS PROPERTY AUCTIONEERS THIS TWO STOREY, THREE BEDROOM MID TERRACED HOUSE OFFERED FOR SALE WITH NO UPWARD CHAIN, SOLD AS SEEN BASIS. AUCTION DATE : 28TH MAY 2026

With accommodation over two floors, the ground floor comprises entrance hall with staircase rising to the first floor, front living room and open plan dining kitchen. The first floor landing then provides access to three bedrooms, one of the bedrooms with a walk-in wardrobe with potential to be converted into an en-suite, as well as a "L" shaped bathroom suite.

The property also benefits from gas fired central heating from a combination boiler and enclosed garden space to the rear.

No warranties or guarantees can be offered in terms of the working condition of the boiler or likewise with the electrics. However, the property has been previously rented out and will have had relevant safety certificates carried out during that time.

The property is situated on a one-way street accessed via Bath Street in Ilkeston, which offers a wide variety of national and independent retailers and shopping facilities.

The property is in need of general modernisation and improvement, and is sold as seen, to be cleared by the onward purchaser.

The property would make an ideal first time buy or an investment property.

We highly recommend an internal viewing.



## HALL

15'1" x 5'7" (4.6 x 1.72)

uPVC panel and double glazed front entrance door with staircase rising to the first floor with decorative wood spindle balustrade, radiator and doors to the lounge and dining kitchen.

## LOUNGE

12'2" x 11'11" (3.72 x 3.65)

Double glazed window to the front, central chimney breast incorporating Adam-style fireplace with open fire, fitted shelving and wooden flooring, decorative coving and electric ceiling fan.

## DINING KITCHEN

18'1" x 12'8" (5.52 x 3.88)

The kitchen area comprises a matching range of fitted base and wall storage cupboards and drawers, with laminate-style roll top work surfaces incorporating single sink and draining board with mixer tap, fitted four ring hob with extractor over and oven beneath, space and plumbing for under-counter washing machine, tile effect flooring, opening through to the dining area. The dining area comprises radiator, laminate flooring, double glazed window to the rear (with fitted blinds), uPVC panel and double glazed exit door to the rear garden.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Decorative wood spindle balustrade and loft access point.

## BEDROOM ONE

12'2" x 11'10" (3.71 x 3.63)

Double glazed window to the front, radiator.

## BEDROOM TWO

12'5" x 11'7" (3.81 x 3.55)

Double glazed window to the rear, radiator, electric ceiling fan.

## BEDROOM THREE

9'11" x 9'6" (3.03 x 2.90)

Double glazed window to the rear, radiator, boiler cupboard housing the gas fired combination boiler (for central heating and hot water), walk-in wardrobe (potential to be converted into an en-suite).

## BATHROOM

7'6" reducing to 5'1" x 9'3" (2.31 reducing to 1.55 x 2.83)

Three piece suite comprising bath with electric shower over, wash hand basin with tiled splashbacks and push flush WC. Wall mounted bathroom cabinet, tile effect flooring and double glazed window to the front.

## OUTSIDE

The property is accessed via a one-way system off Bath Street with the front offering off-street parking and pedestrian access down the side of the house into the rear garden. The rear garden is enclosed by timber fencing, designed for straightforward maintenance being predominantly paved with a brick outbuilding.

## DIRECTIONS

Via Bath Street, take a right hand turn onto the one-way system of Northgate Street and the property can be found on the left hand side, identified by our For Sale board.

## AUCTION DETAILS

AUCTION DATE : 28TH MAY 2026

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees:

The following deposits and non- refundable auctioneers fees apply:

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

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 our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

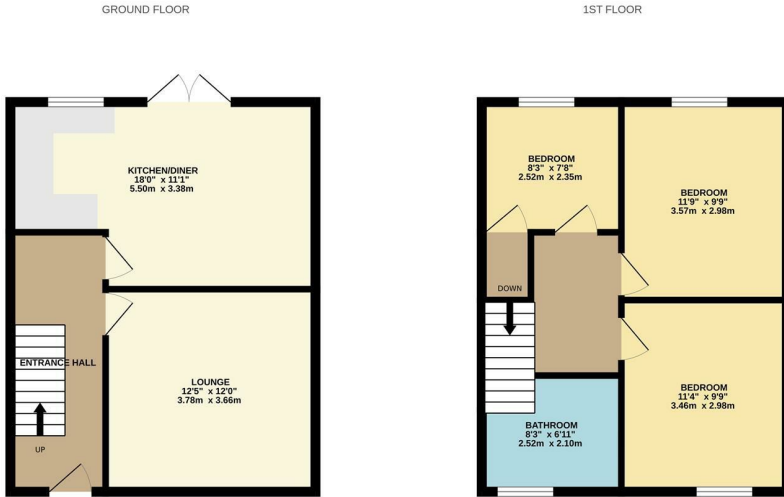
Guide Price & Reserve Price:

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.

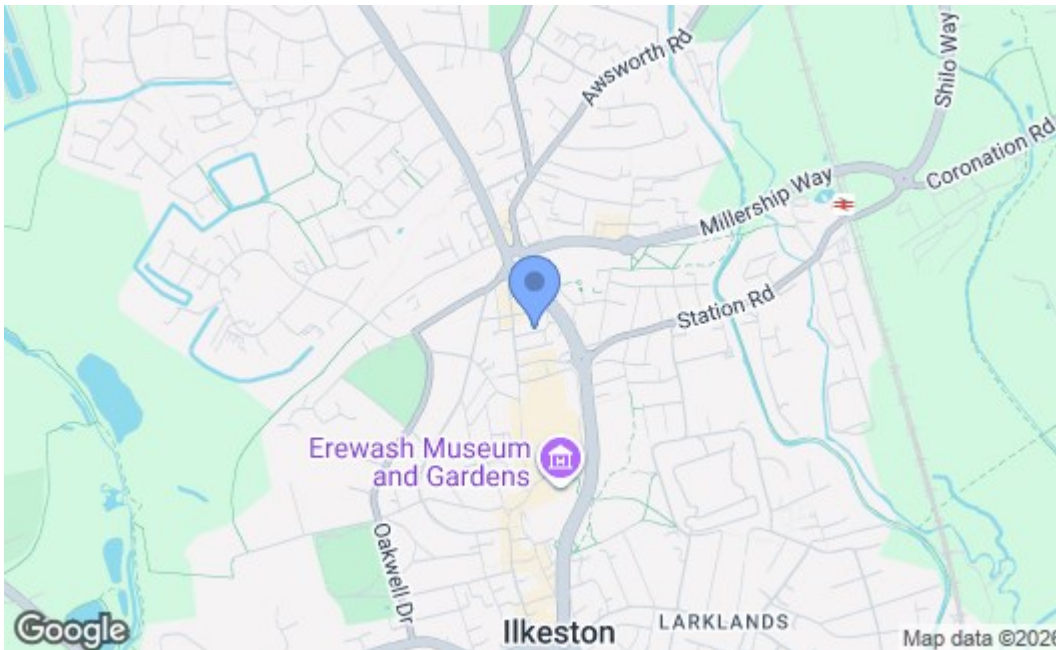
General Note:

Please be advised that whilst our joint agent has conducted an inspection, the auctioneers have not personally inspected the property. Prospective buyers are advised to make a viewing enquiry and any other necessary independent enquiries before placing their bid, as this will be binding.





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. Made with Metropix ©2026



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.