



Quarry Hill Road
Ilkeston, Derbyshire DE7 4DA

£220,000 Freehold

A TRADITIONAL BAY FRONTED THREE
BEDROOM DETACHED HOME IN NEED OF
GENERAL MODERNISATION &
IMPROVEMENT.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TRADITIONAL 1930'S BAY FRONTED THREE BEDROOM DETACHED HOME IN NEED OF GENERAL MODERNISATION AND IMPROVEMENT.

With accommodation over two floors, the ground floor comprises entrance hall, bay fronted living room, rear sitting room and kitchen. The first floor landing provides access to three bedrooms, bathroom and separate WC.

The property also benefits from off-street parking, front and generous size rear garden incorporating a brick built workshop and garden store. Located within easy reach of nearby town centre amenities.

The property is in need of modernisation and improvement including the installation of central heating (gas already supplied to the property). The property also has the potential to improve on the footprint subject to the relevant permissions and approvals.

We believe the property has the potential to become a fantastic family home and highly encourage an internal inspection.



ENTRANCE HALL

13'6" x 7'10" (4.13 x 2.40)

Central panel and stained glass front entrance door with matching panel and stained glass windows to either side of the door. Additional window to the side, staircase rising to the first floor, picture rail, doors to both reception rooms. Further door leading to the walk-in understairs storage pantry housing the electricity meter, shelving, power, lighting and window to the side.

FRONT LOUNGE

14'10" x 11'5" (4.54 x 3.48)

Double glazed Georgian-style bay window to the front, central Adam-style fireplace incorporating tiled insert and hearth with provision for gas fire, picture rail and additional window to the side.

SITTING ROOM

13'3" x 11'4" (4.05 x 3.47)

uPVC panel and double glazed French doors opening out to the rear garden with double glazed windows to either side of the door. Additional window to the side, picture rail, wall light point, central fireplace with tiled insert and hearth with provision for gas fire. Door to kitchen.

KITCHEN

9'0" x 5'10" (2.75 x 1.80)

The kitchen is equipped with a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating single sink and draining board with mixer tap and tiled splashbacks. Fitted four ring gas hob with extractor over, space for further kitchen appliances, window to the side (with fitted blind), panelled oak ceiling and one wall, further panel and glazed door leading to outside.

FIRST FLOOR LANDING

Secondary glazed window to the side, doors to all bedrooms, bathroom and WC. Loft access point with pull-down loft ladder.

BEDROOM ONE

13'4" x 11'5" (4.08 x 3.48)

Georgian-style double glazed window to the front, picture rail and storage heater.

BEDROOM TWO

11'10" x 11'8" (3.63 x 3.58)

Double glazed window to the rear overlooking the rear garden, picture rail and storage heater.

BEDROOM THREE

7'8" x 7'4" (2.36 x 2.24)

Georgian-style double glazed window to the front, wood panelling to two walls and storage heater.

BATHROOM

7'5" x 6'2" (2.27 x 1.88)

Two piece suite comprising walk-in bath-style shower cubicle with mixer tap and shower attachment over and wash hand basin. Airing cupboard housing the water cylinder with shelving above, uPVC double glazed window to the rear (with fitted blind), wall mounted bathroom cabinet, pull-out bathroom mirror, shaver point, partial tiling to the walls.

SEPARATE WC

4'9" x 2'8" (1.45 x 0.82)

Housing a high flush WC, tiling to dado height and window to the side.

OUTSIDE

To the front of the property, there is a gated driveway providing off-street parking via a lowered kerb from the main road. The front garden has a rockery-style wall and is predominantly lawned with bushes, shrubs and hedgerow to the boundary line. There is access down the left hand side of the property leading towards the rear garden and pathway to front entrance door.

TO THE REAR

The rear garden is of a good overall size and proportion with an initial paved patio seating area, steps leading down to the lawn with beds and borders housing a variety of bushes, shrubs, trees and plants. A pedestrian gate provides access leading back to the front of the property. Useful brick garden store with sloping tiled roof and further door leading into the detached brick built workshop.

DETACHED BRICK BUILT WORKSHOP

11'5" x 7'0" (3.5 x 2.15)

Personal access door on the side, window to the front, pitched and tiled roof, power and lighting points.

DIRECTIONS

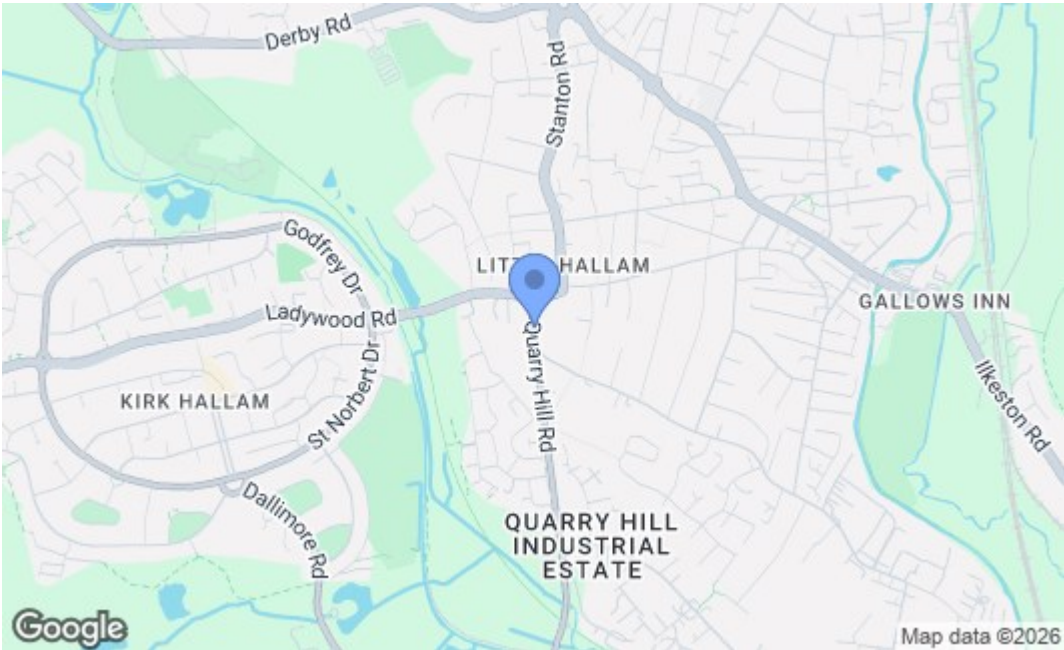
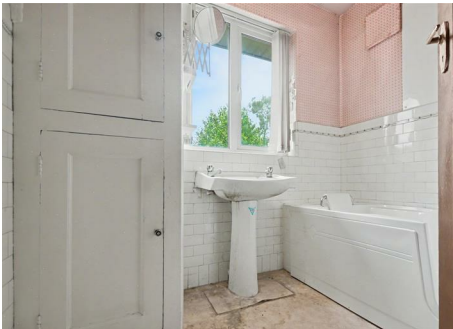
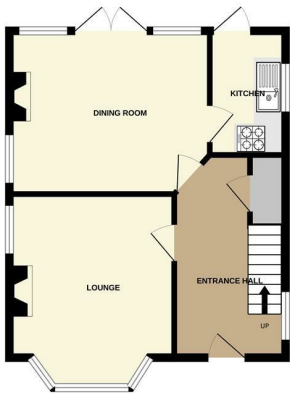
From the Ilkeston roundabout, proceed away from the town centre on Stanton Road heading in the direction of Kirk Hallam. At the Bulls Head roundabout, turn left onto Quarry Hill Road and the property can be found on the right hand side.





GROUND FLOOR

1ST FLOOR



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		77
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		
		35
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.