



Stanton Road
Ilkeston, Derbyshire DE7 5FQ

Offers Over £175,000 Freehold



An interesting opportunity has arisen to purchase a two double bedroom end terraced house with planning consent passed to built a two storey extension providing a new dwelling. In addition, to the rear is a self-contained detached two storey workshop/garage.

The self-contained workshop/garage is accessed from the adjacent side road, Second Avenue, and is brick constructed and comprises approximately 35sqm of ground floor useable space, with a mezzanine floor of approximately 28sqm. Attached to the rear elevation to a neighbouring property, this building is currently used for storage and has a power supply. This has potential for continued use as a workshop or storage, or has the stability to convert into a residential dwelling coach house or similar (subject to necessary permissions, etc.).

The house benefits from gas fired central heating served from a combination boiler and double glazed windows with a relatively modern kitchen and bathroom and is vacant.

The house enjoys its own enclosed garden and is situated on a busy thoroughfare close to the town centre of Ilkeston.

As a package, we believe this offers a fantastic opportunity to property investors and developers alike. To further add to this opportunity the seller also owns the adjoining property, number 32. This is currently let our client may be willing to sell this property subject to negotiation.



30 STANTON ROAD

LIVING ROOM

12'4" x 12'2" (3.78 x 3.72)

Radiator, double glazed window and door to the front.

INNER HALLWAY

Door to cellar and access to dining room.

DINING ROOM

12'6" x 11'8" (3.82 x 3.57)

Radiator, double glazed window to the rear.

KITCHEN

9'6" x 6'11" (2.90 x 2.11)

Range of fitted wall, base and drawer units with work surfacing and inset stainless steel sink unit with single drainer. Built-in electric oven and hob. Plumbing and space for washing machine. Door opening to rear store. Double glazed window and door to rear garden.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

BEDROOM ONE

12'5" x 12'2" (3.79 x 3.73)

Radiator, double glazed window to the front.

BEDROOM TWO

8'8" x 12'10" (2.66 x 3.92)

Radiator, double glazed window to the rear.

BATHROOM

9'1" x 6'11" (2.78 x 2.12)

Three piece suite comprising wash hand basin, low flush WC and bath. Wall mounted gas combination boiler (for central heating and hot water). Heated towel rail, double glazed window.

OUTSIDE

The property fronts the pavement and there is a side hard standing, suitable for off-street parking and is the position where the potential new build property will be built. To the rear, there is a fenced in garden with patio and lawn.

THE WORKSHOP/GARAGE

Situated on its own tile deed DY230446 and accessed from the side street, Second Avenue. There is a forecourt with bollards providing some off-street parking.

WORKSHOP

20'1" deep x 14'5" wide (6.14 deep x 4.40 wide)

Access from roller shutters to the front and opening to enclosed side lobby with personal door leading to a joint pedestrian right of way. The lobby has an opening at first floor level with no stairs leading to a mezzanine floor sitting over the whole workshop having windows to the front and side elevations.

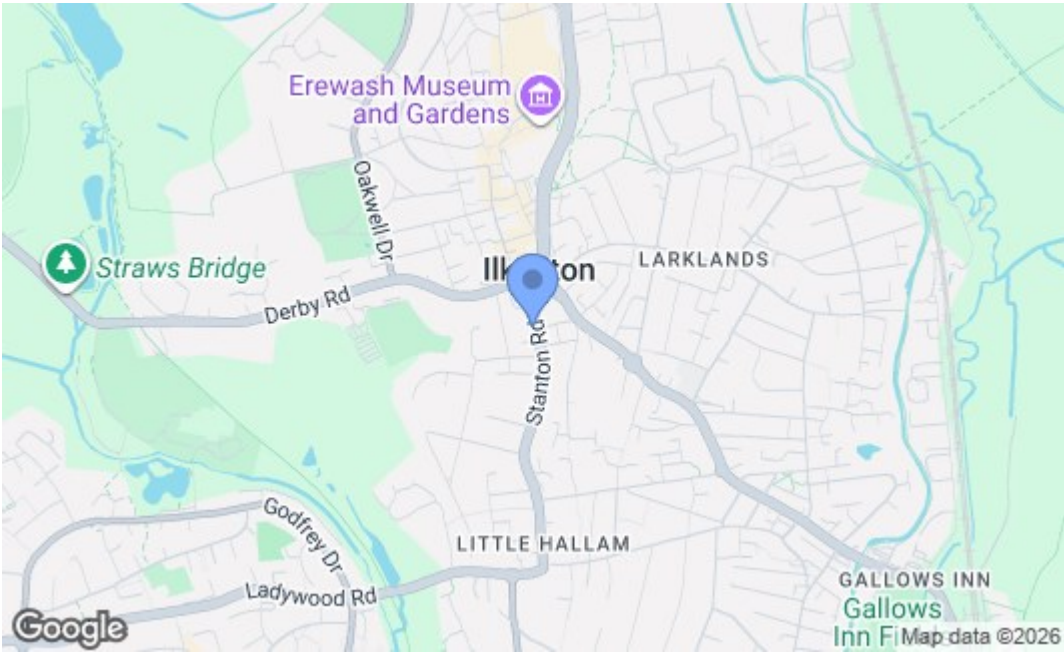
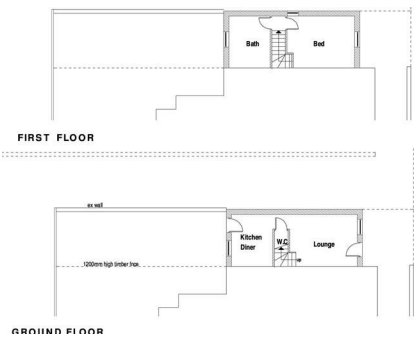
PLANNING PERMISSION

Planning permission was granted on 31/10.2019 for the extension to existing dwelling to form one new dwelling. The Application Reference is ERE/0819/0041. Further information is available by visiting the planning page of Erewash Borough Council using this reference. Ground works including the installation of strip foundations were carried out in 2022 and building control has overseen these works.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(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		

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