

HoldenCopley

PREPARE TO BE MOVED

Ashdale Road, Ilkeston, Derbyshire DE7 5AH

Offers Over £190,000

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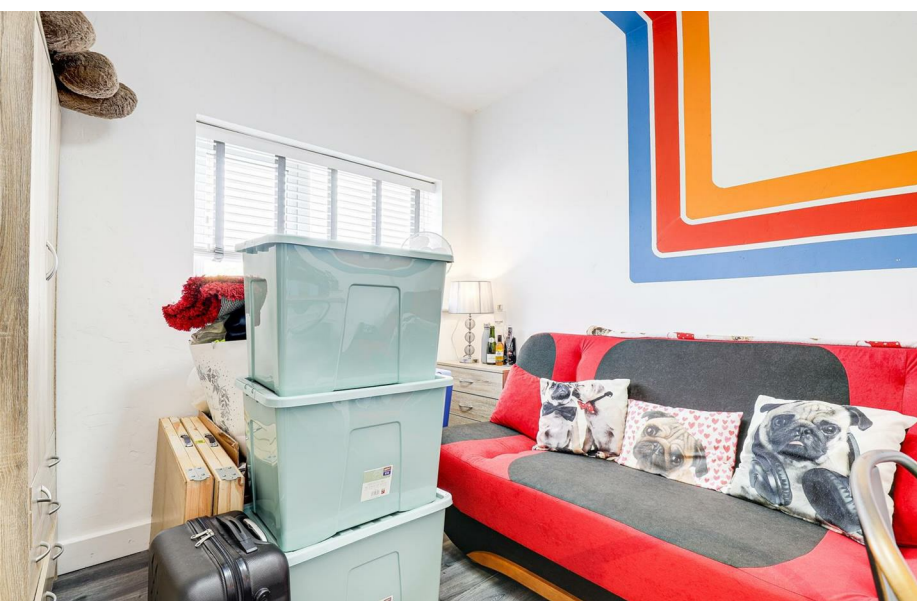


IDEAL FIRST HOME...

This three-bedroom semi-detached house is well presented, making it an ideal choice for first-time buyers looking to move in without any hassle. Located in a convenient area close to a variety of local amenities, including shops, excellent transport links and great schools, this property offers both comfort and practicality. Upon entering, you are greeted by an entrance hall that leads to a living room, a dining room perfect for family meals and a modern fitted kitchen. The ground floor also includes a stylish three-piece bathroom suite. Upstairs, the first floor features three well-proportioned bedrooms, each offering ample space and access to a boarded loft, providing additional storage. The exterior of the property is equally impressive, with a large driveway at the front offering plenty of parking space. To the rear, you'll find a private, tiered garden complete with a patio area for outdoor dining, low-maintenance artificial grass and a versatile outbuilding, perfect for use as a home office or extra storage.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Fitted Kitchen
- Dining Room
- Living Room
- Ground Floor Three Piece Bathroom Suite
- Private Rear Garden
- Driveway
- Owned Solar Panels
- Must Be Viewed





GROUND FLOOR

Entrance Hall

6'0" x 6'0" (1.83m x 1.84m)

The entrance hall has tiled flooring, carpeted stairs, a vertical mirrored radiator, a UPVC double-glazed window to the side elevation and a single composite door providing access into the accommodation.

Living Room

10'9" x 14'0" (3.28m x 4.27m)

The living room has a UPVC double-glazed window to the front elevation, wood-effect flooring, a vertical radiator and open access to the dining room.

Dining Room

5'10" x 8'0" (1.79m x 2.46m)

The dining room has wood-effect flooring, a wall-mounted electric fireplace, a built-in cupboard, open access to the kitchen and double French doors providing access out to the garden.

Kitchen

10'7" x 9'1" (3.23m x 2.78m)

The kitchen has a range of fitted base and wall units with worktops, an integrated microwave, oven and dishwasher, a gas hob with an extractor hood, a sink with a drainer and a moveable swan neck mixer tap, an american style fridge-freezer, tiled flooring, recessed spotlights and UPVC double-glazed windows to the side elevations.

Bathroom

5'11" x 9'6" (1.81m x 2.90m)

The bathroom has a low level flush W/C, a wash basin with fitted storage, a fitted panelled bath with a mains-fed overhead rainfall shower and a hand-held shower, a glass shower screen, tile-effect flooring, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

8'1" x 4'10" (2.46m x 1.47m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, a built-in cupboard, access to the boarded loft, recessed spotlights and provides access to the first floor accommodation.

Master Bedroom

10'11" x 10'10" (max) (3.33m x 3.32m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, fitted overhead cupboards and drawers and fitted wardrobes.

Bedroom Two

9'0" x 8'9" (2.75m x 2.69m)

The second bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring and a radiator.

Bedroom Three

8'1" x 9'7" (2.47m x 2.94m)

The third bedroom has a UPVC double-glazed window to the side elevation, wood-effect flooring and a radiator.

OUTSIDE

Front

To the front of the property is a driveway.

Rear

To the rear of the property is a private tiered garden with a patio, decorative stones, artificial grass, various trees and plants and an outbuilding.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media, Netomnia

Broadband Speed - Ultrafast - 9000 Mbps (Highest available download speed)

9000 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Erewash District Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

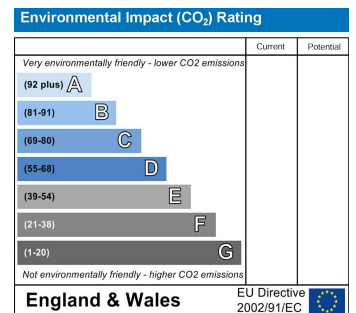
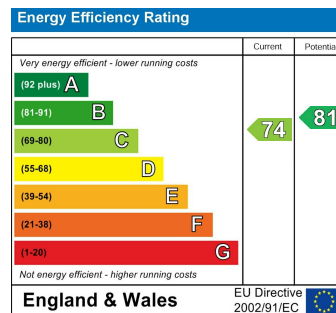
The vendor has advised the following:

Property Tenure is Freehold

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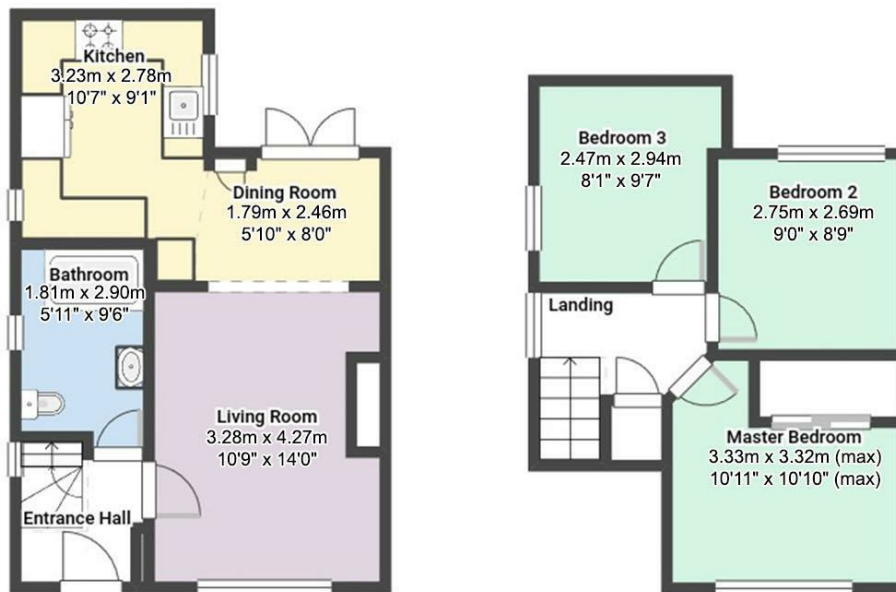
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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