

# HoldenCopley

PREPARE TO BE MOVED

St. Mary Street, Ilkeston, Derbyshire DE7 8AB

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Guide Price £240,000



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GUIDE PRICE £240,000 - £260,000

BEAUTIFULLY PRESENTED THROUGHOUT...

This beautifully presented four-bedroom semi-detached house combines style and space in a convenient location near Ilkeston town centre, close to a variety of shops, dining options, schools, and excellent transport links. On the ground floor, the entrance hall leads to a bright living room, featuring a bay window that fills the space with natural light and a cosy log burner as a focal point. Adjacent is a dining room with its own feature fireplace, seamlessly connected to a modern kitchen, creating an ideal space for hosting and family meals. The first floor includes two double bedrooms and a stylish four-piece bathroom suite. The top level offers two additional double bedrooms, providing ample space for family or guests. Outside, the front of the property has access to on-street permit parking, while the rear features a generously sized garden with two patio seating areas, a lawn, and borders filled with plants and shrubs, creating an ideal space to enjoy the outdoors.

MUST BE VIEWED!







- Semi-Detached House
- Four Double Bedroom
- Two Reception Rooms
- Modern Kitchen
- Stylish Bathroom
- On-Street Permit Parking
- Generous Sized Rear Garden
- Beautifully Presented Throughout
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

5\*10" x 9\*0" (1.80m x 2.76m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, ceiling coving, an in-built storage cupboard and a single door providing access into the accommodation.

Living Room

12\*0" x 15\*8" plus bay (3.66m x 4.80m plus bay)

The living room has carpeted flooring, a radiator, ceiling coving, a ceiling rose, a recessed chimney breast alcove with a feature log burner and decorative surround, fitted storage cupboards and a UPVC double-glazed bay window to the front elevation.

Dining Room

12\*9" x 11\*10" (3.89m x 3.61m)

The dining room has wooden flooring, a radiator, a recessed chimney breast alcove with an exposed brick-wall surround with a feature log burner and open access to the kitchen.

Kitchen

17\*10" max x 11\*4" (5.44m max x 3.46m)

The kitchen has a range of fitted base and wall units with worktops, a Belfast sink with draining grooves and a swan neck mixer tap, an integrated dishwasher, wine cooler, microwave & fridge freezer, space for a range cooker, partially tiled walls, recessed spotlights, wooden flooring, a Velux window, a UPVC double-glazed window to the rear elevation, a single door & double French doors opening out to the rear garden.

FIRST FLOOR

Landing

14\*0" x 5\*11" (4.27m x 1.82m)

The landing has carpeted flooring, a radiator, ceiling coving, a UPVC double-glazed stained glass window to the side elevation and access to the first floor accommodation.

Master Bedroom

14\*0" x 13\*0" (4.27m x 3.98m)

The main bedroom has carpeted flooring, ceiling coving, a traditional fireplace with a decorative surround and a UPVC double-glazed window to the front elevation.

Bedroom Two

12\*10" x 10\*10" (3.93m x 3.32m)

The second bedroom has carpeted flooring, a radiator, ceiling coving, a traditional fireplace with a decorative surround and a UPVC double-glazed window to the rear elevation.

Bathroom

10\*11" max x 7\*10" (3.35m max x 2.41m)

The bathroom has a low level flush W/C, a pedestal wash basin, a freestanding bath, a shower enclosure with an overhead rainfall shower and a handheld shower head, a radiator, partially tiled walls, ceiling coving, fitted storage cupboards, vinyl flooring and a UPVC double-glazed obscure window to the side elevation.

SECOND FLOOR

Landing

5\*2" x 2\*8" (1.60m x 0.83m)

The landing has carpeted flooring, access to the second floor accommodation and access to the loft.

Bedroom Three

12\*4" x 13\*11" max (3.76m x 4.26m max)

The third bedroom has carpeted flooring, a radiator, recessed spotlights and a Velux window.

Bedroom Four

12\*1" max x 13\*11" (3.69m max x 4.25m)

The fourth bedroom has carpeted flooring, a radiator, recessed spotlights and a UPVC double-glazed window to the rear elevation.

OUTSIDE

Front

To the front of the property is access to on-street parking and shared gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a paved patio area, steps leading up to a lawn, an additional patio seating area, a summerhouse, mature trees and a range of plants and shrubs, fence panelling and brick-wall boundaries.

DISCLAIMER

Council Tax Band Rating - Erewash Borough 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

Permit parking chargers are £40 per permit per year.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download

speed at 1000Mbps & Highest upload speed at 220Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 5G

Sewage – Mains Supply

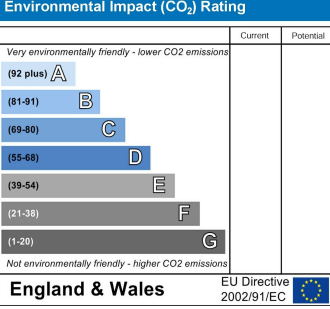
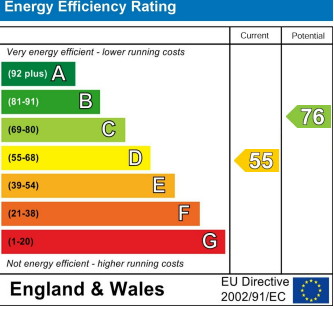
Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No



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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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