

HoldenCopley

PREPARE TO BE MOVED

Tathams Lane, Ilkeston, Derbyshire DE7 8HS

Guide Price £200,000 - £210,000

Tathams Lane, Ilkeston, Derbyshire DE7 8HS

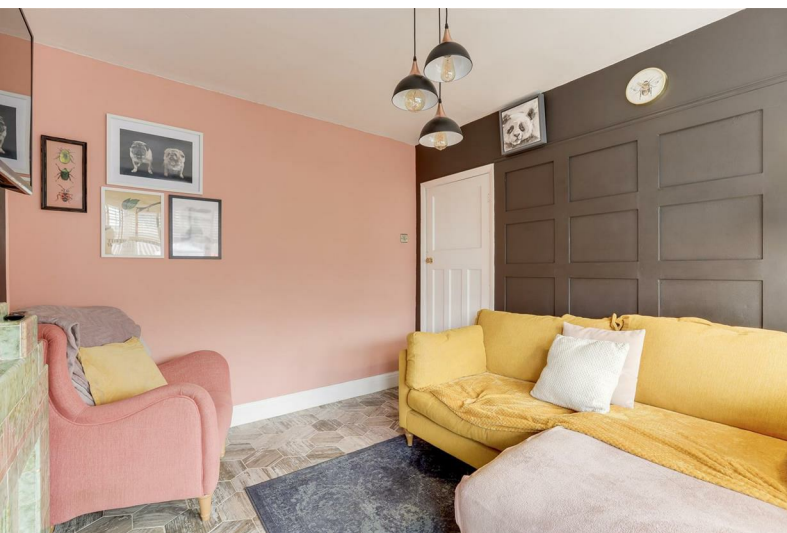


GUIDE PRICE £200,000 - £210,000

PERFECT FOR FIRST-TIME BUYERS...

This well-presented three-bedroom semi-detached house offering an ideal home for first-time buyers. Situated in a popular location, the property benefits from excellent transport links, schools, and a variety of local shops and amenities. Stepping inside, the welcoming entrance hall leads to an inviting reception room, a perfect space to relax and unwind. The heart of the home is the spacious and modern kitchen diner, offering ample space for cooking, family meals, and entertaining guests. For added practicality, the ground floor also features a convenient utility room and a W/C. The upper level boasts two generously sized double bedrooms and a comfortable single bedroom. A three-piece bathroom suite completes the first floor. Externally, to the front, a driveway provides off-road parking for two cars, and to the rear, a private garden offers a patio seating area, a lawn, and a variety of plants and shrubs, perfect for enjoying the outdoors.

MUST BE VIEWED!





- Semi-Detached House
- Three Bedrooms
- Reception Room
- Spacious Modern Kitchen
Diner
- Utility Room & Ground Floor
W/C
- Three-Piece Bathroom Suite
- Driveway
- Well-Presented Throughout
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

10*10" x 5*8" (max) (3.31m x 1.75m (max))

The entrance hall has porcelain tiled wood-effect flooring, a carpeted stair runner, a radiator, UPVC double-glazed obscure windows to the front elevation and a single UPVC door providing access into the accommodation.

Living Room

11*10" x 10*5" (max) (3.62m x 3.19m (max))

The living room has porcelain tiled flooring, a radiator, a feature mantelpiece, a feature panelled wall and a UPVC double-glazed bay window to the front elevation.

Kitchen Diner

18*0" x 13*8" (max) (5.51m x 4.18m (max))

The kitchen diner has a range of fitted base and wall units with wooden worktops and a feature breakfast bar island, a Belfast sink with a mixer tap, an integrated oven, microwave, hob, extractor fan & dishwasher, partially tiled walls, an exposed brick chimney breast, an in-built storage cupboard, porcelain tiled wood-effect flooring, a vertical radiator, two UPVC double-glazed windows to the rear elevation and a single UPVC door providing access to the rear garden.

Utility Room

9*6" x 4*5" (max) (2.90m x 1.35m (max))

The utility room has fitted base units with a wooden worktop, space and plumbing for a washing machine, porcelain tiled wood-effect flooring and two UPVC double-glazed windows to the side elevation.

W/C

4*8" x 2*9" (1.43m x 0.84m)

This space has a low level 2-in-1 wash basing & W/C, porcelain tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

FIRST FLOOR

Landing

9*4" x 6*8" (max) (2.87m x 2.05m (max))

The landing has exposed wooden floor board, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the loft.

Master Bedroom

11*0" x 10*2" (max) (3.37m x 3.10m (max))

The main bedroom has vinyl flooring, a radiator, a traditional fireplace and a UPVC double-glazed window to the rear elevation.

Bedroom Two

10*5" x 9*6" (max) (3.19m x 2.92m (max))

The second bedroom has carpeted flooring, a radiator, a traditional fireplace and a UPVC double-glazed window to the front elevation.

Bedroom Three

6*8" x 6*2" (2.05m x 1.88m)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bathroom

7*0" x 5*6" (max) (2.15m x 1.70m (max))

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a radiator, partially tiled wall, waterproof boarding, extractor fan, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for two cars, gated access to the rear garden and hedge border boundaries.

Rear

To the rear of the property is an enclosed garden with a paved patio area, steps leading down to a lawn, plants and shrubs, two sheds and hedge border boundaries.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & 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 – Please note that the access road serving the property is unadopted and not maintained.
- Other Material Issues – No

DISCLAIMER

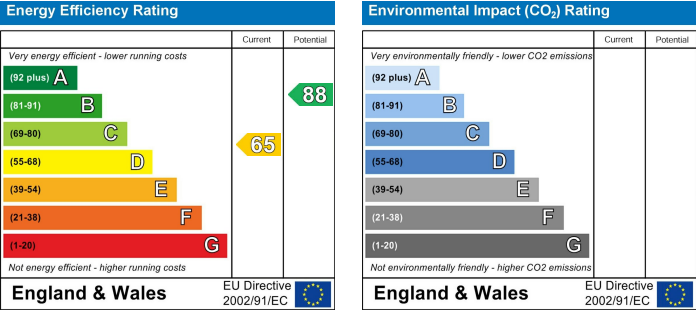
Council Tax Band Rating - Erewash Borough Council- Band A
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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.



HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

0115 8963 699

30 Market Place, Long Eaton, NG10 1LT

longeatonoffice@holdencopley.co.uk

www.holdencopley.co.uk