

HoldenCopley

PREPARE TO BE MOVED

Percy Street, Ilkeston, Derbyshire DE7 5NT

£230,000

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WELL PRESENTED THROUGHTOUT...

This semi-detached house is perfectly positioned in a quiet and well-regarded residential area, with convenient access to local shops, schools, and excellent transport links, making it a fantastic option for a wide range of buyers. On entering the property, you are greeted by a welcoming entrance hall which provides access to a handy ground floor W/C. The living room is a bright and spacious space, complete with a charming feature fireplace, creating a warm and inviting atmosphere. To the rear, the modern fitted kitchen diner offers ample storage and workspace, with French doors that open out onto the side and rear gardens, creating a seamless connection between indoor and outdoor living. Upstairs, there are three well-proportioned bedrooms, each offering plenty of natural light, alongside a contemporary three-piece bathroom suite. Externally, the front of the property benefits from courtesy lighting, a gated driveway leading to the garage, and additional gated access to the rear. The side and rear gardens are low-maintenance and enclosed by a brick wall boundary, with courtesy lighting and secure gated access, providing a private and safe outdoor space.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen Diner Family Room
- Three-Piece Bathroom Suite & Ground Floor W/C
- Garage & Driveway
- Enclosed Rear Garden
- Popular Location
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'11" x 7'2" (4.25m x 2.19m)

The entrance hall has carpeted flooring, a radiator, in-built cupboard, and a double glazed door providing access into the accommodation.

W/C

6'0" x 2'11" (1.84m x 0.90m)

This space has a UPVC double glazed obscure window to the side elevation, a concealed dual flush W/C, a vanity-style wash basin, a chrome heated towel rail, and vinyl flooring.

Living Room

15'8" x 12'1" (4.78m x 3.69m)

The living room has a UPVC double glazed half bay windows to the front elevation, a column radiator, a recessed chimney breast alcove, a TV point, coving to the ceiling, and wood-effect flooring.

Kitchen/Diner/Family

19'9" x 18'4" (6.04m x 5.59m)

The kitchen/diner/family room has a range of modern fitted base and wall units with worktops, a sink and half with a swanneck mixer tap and drainer, a chimney breast alcove housing a range cooker, an integrated washing mashing, an integrated dishwasher, space for a fridge freezer, a radiator, recessed spotlights, tiled splashback, tiled flooring, two UPVC double glazed windows to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

10'11" x 7'2" (3.35m x 2.19m)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, and access to the first floor accommodation.

Bedroom One

13'1" x 12'2" (3.99m x 3.71m)

The first bedroom has a UPVC double glazed windows to the front elevation, a radiator, a plate rail, and carpeted flooring.

Bedroom Two

12'11" x 12'2" (3.95m x 3.71m)

The second bedroom has a UPVC double glazed windows to the rear elevation, a radiator, an original feature fireplace, a plate rail, access into the fully boarded loft with lighting and electrics via a pull-down-ladder and carpeted flooring.

Bedroom Three

7'7" x 7'2" (2.32m x 2.19m)

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

Bathroom

7'2" x 6'11" (2.19m x 2.13m)

The bathroom has a UPVC double glazed obscure windows to the rear elevation, a low level flush W/C, a vanity-style wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring.

OUTSIDE

Front

To the front of the property is courtesy lighting, a gated driveway with access to the garage, and gated access to the rear garden.

Garage

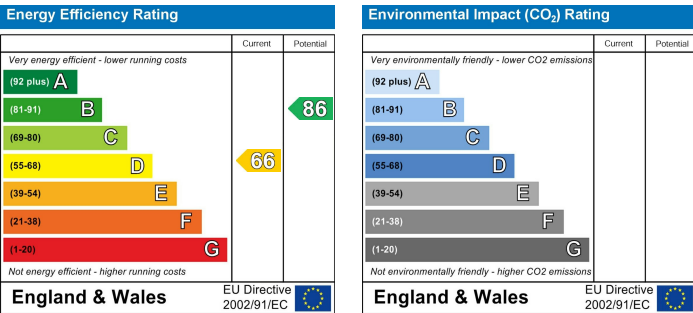
The garage has two windows to the rear elevation, ample storage, and an up-and-over door opening out to the driveway.

Rear

To the rear and side of the property is a low-maintenance garden with courtesy lighting , a bricked wall boundary, and gated access.

ADDITIONAL INFORMATION

DISCLAIMER



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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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