



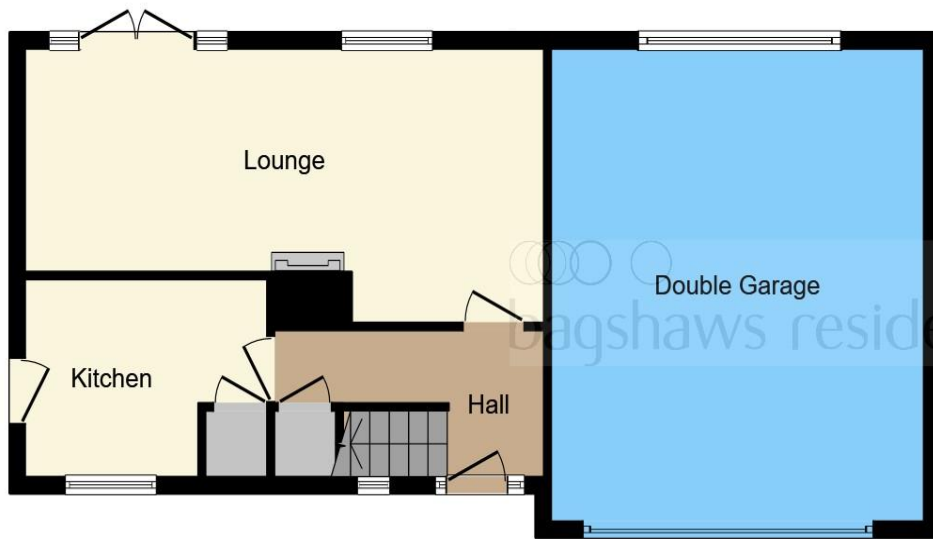
Dale Road, Stanley Ilkeston DE7 6EY

welcome to

Dale Road, Stanley Ilkeston

This spacious property has excellent potential to turn into a stunning family home and is sold with no onward chain. Offering a generous garden overlooking a small brook and open fields, double garage, three bedrooms and wonderful setting in this sought-after village.





Ground Floor



First Floor

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Dale Road, Stanley Ilkeston

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Family Home with Three Bedrooms
- Large Garden with Open Field Views

Tenure: Freehold EPC Rating: D

guide price

£250,000

This spacious property has excellent potential to turn into a stunning family home and is sold with no onward chain. Offering a generous garden overlooking a small brook and open fields, as well as a double garage. This wonderful detached home sits on the outskirts of the village of Stanley, equidistance between Derby and Ilkeston surrounded by wonderful Derbyshire countryside.

The property briefly comprises of a hallway with stairs ascending to the first floor. Straight ahead is the lounge diner with patio doors and window overlooking the views beyond. The kitchen is positioned to the front of the property and is fitted with a range of base and wall units in a galley style, with integrated single oven and electric hob. To the first floor, the landing connects three bedrooms, two of double size and the family bathroom with full suite including bath.

Externally, the excellent plot boasts a large and private garden positioned to the side of the property running down to a small stream and offering wonderful views over open fields. The house comes complete with adjoined double garage with power supply and driveway in front of two vehicles.

Stanley Village is a sought-after location which offers connections to Derby and the A38, A52 and M1 major roads for regional travel. Within the village is a popular public inn and restaurant, St Andrews Primary School, and a post office. In nearby Stanley Common is the popular Oakfields Farm Shop.



Please note the marker reflects the postcode not the actual property

view this property online [bagshawsresidential.co.uk/Property/DBY119269](https://www.bagshawsresidential.co.uk/Property/DBY119269)



Property Ref:
DBY119269 - 0008

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