



**Disraeli Crescent, Ilkeston DE7 5BU**

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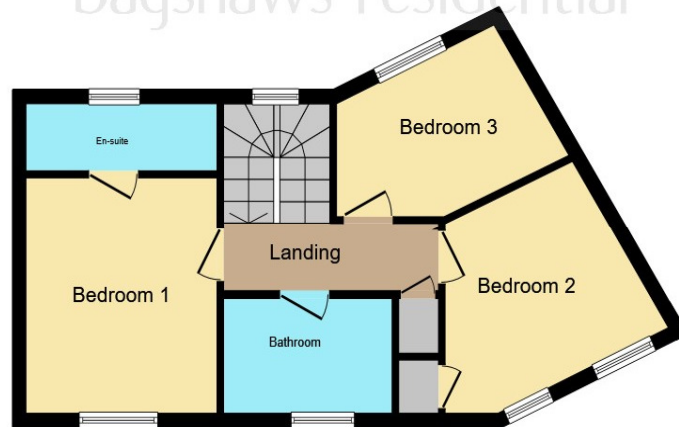
**Disraeli Crescent, Ilkeston**

Bagshaws present this three-bedroom semi-detached home on Disraeli Crescent, Ilkeston, with no onward chain. Featuring a kitchen/breakfast area, living room, three double bedrooms, and a detached garage with conversion potential offering great scope for improvement!





**Ground Floor**  
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**First Floor**

**Entrance Hallway**

14' 9" APPROX x 6' 8" APPROX ( 4.50m APPROX x 2.03m APPROX )

**Kitchen**

17' 11" APPROX x 15' 4" APPROX ( 5.46m APPROX x 4.67m APPROX )

**Lounge**

14' 11" APPROX x 10' APPROX ( 4.55m APPROX x 3.05m APPROX )

**Downstairs W.C.**

5' 11" APPROX x 3' 2" APPROX ( 1.80m APPROX x 0.97m APPROX )

**Upper Galleried Hallway**

12' 4" MAX x 9' 1" MAX ( 3.76m MAX x 2.77m MAX )

**Bedroom 1**

11' 4" APPROX x 10' APPROX ( 3.45m APPROX x 3.05m APPROX )

**En Suite**

10' 1" APPROX x 3' 2" ( 3.07m APPROX x 0.97m )

**Bedroom 2**

14' 7" APPROX x 7' 7" APPROX ( 4.45m APPROX x 2.31m APPROX )

**Bedroom 3**

11' 6" APPROX x 7' 7" APPROX ( 3.51m APPROX x 2.31m APPROX )

**Bathroom**

8' 8" APPROX x 5' 6" APPROX ( 2.64m APPROX x 1.68m APPROX )

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](http://www.focalagent.com)

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## Disraeli Crescent, Ilkeston

- Three-bedroom semi-detached property with no onward chain. Built in 2005. Fibre Broadband.
- Master bedroom with en-suite
- Spacious kitchen/ breakfast area, bright living room and downstairs cloakroom
- Award winning front garden
- Recently installed 40kw Baxi Combi Boiler

Tenure: Freehold EPC Rating: C

offers over

**£200,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/DBY119988](https://bagshawsresidential.co.uk/Property/DBY119988)



Property Ref:  
DBY119988 - 0006

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Bagshaws are pleased to present this fantastic three double bedroom semi-detached property on the popular Disraeli Crescent in Ilkeston, Derbyshire. Offered with no onward chain, this property is ideal for first-time buyers, investors, or growing families looking for a home with great potential. The property offers spacious living accommodation, including a kitchen/breakfast area, a living room, downstairs cloakroom and front, side and rear garden.

Upstairs, there are three well-proportioned double bedrooms, with an en-suite to the master, along with a family bathroom with plumbing and electrics in situ for corner shower. The property provides ample storage throughout, making it ideal for a family home. Both front and rear gardens offer space for outdoor living, with mature shrubs, lawns, and pathways creating a pleasant environment.

The garage presents excellent potential for further development, with building regulations already approved for converting it into a bedroom, office, or additional living space with an ensuite.

This property has been well-maintained by its current owners and has been upgraded with a modern kitchen and bathroom. Although the home requires some finishing touches, it offers great scope for personalisation. Conveniently located close to local amenities, transport links, and the town centre, this property is a fantastic opportunity for those looking to create their ideal home.



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