



126 Heanor Road  
Ilkeston DE7 8TB

£180,000





## 126 Heanor Road

Ilkeston DE7 8TB

Traditional three-bedroom family home located on Heanor Road Ilkeston, close to good schools, road links & local amenities. The property would benefit from some modernisation & improvement but offers so much potential.

The accommodation in brief comprises; entrance hallway with original stainless glass door and window, lounge with bay window, dining room, kitchen, large walk-in pantry. Three well-proportioned bedrooms to the first-floor and a family bathroom. Outside, the property features a delightful rear garden mainly laid to lawn with original outbuildings, with gardens to the front also & side paving access to the side & rear.

Ilkeston is a highly desirable market town located strategically between Nottingham and Derby, within the borough of Erewash. The town boasts a variety of amenities and has its own railway station, making it an excellent choice for commuters. With quick access to both junction 25 and 26 of the M1 motorway, and Nottingham city centre and the Queen's Medical Centre both just 20 minutes away.

Offered to the market with no upward chain.







#### Entrance Hall

Wooden semi glazed door with leaded stained glass insert to the front elevation, wooden leaded stained glass window to side elevation, doors off, stairs to first floor, meter cupboard, picture rail & vinyl flooring.

#### Lounge

14'4 x 10'11 (4.37m x 3.33m)

Double glazed bay window to the front elevation, gas fire with marble fire surround & wooden mantle, picture rail & timber flooring.

#### Dining Room

11'5 x 10'3 (3.48m x 3.12m)

Double glazed window to the rear elevation, gas fire (with back boiler) with tiled fire surround & mantle, tv point, picture rail & vinyl flooring.

#### Pantry

Good size pantry with plenty of storage space, power & quarry tiled flooring.

#### Kitchen

6'0 x 6'4 (1.83m x 1.93m)

Double glazed window to the rear elevation, double glazed door to side, leading to rear garden, base units with laminate worktop, stainless steel sink & drainer, freestanding cooker, wall cupboard, door to pantry & quarry tiled flooring.

#### First Floor Landing

Doors off to all rooms.

#### Bedroom One

12'3 x 10'11 (3.73m x 3.33m)

Double glazed window to the front elevation, picture rail & carpet.

#### Bedroom Two

11'4 x 10'6 (3.45m x 3.20m)

Double glazed window to the rear elevation, picture rail & carpet.

#### Bedroom Three

8'6 x 7'0 (2.59m x 2.13m)

Double glazed window to the front elevation, picture rail & carpet.

#### Bathroom

11'2 x 4'4 (3.40m x 1.32m)

Frosted double glazed window to the rear elevation, panelled bath, WC, wash hand basin, part tiled, cupboard housing hot water tank & vinyl flooring.

#### Outside

Outside, the property features a delightful rear garden primarily laid to lawn, with patio seating area complete with charming outbuildings and toilet.

#### Rear Garden

A delightful rear garden mainly laid to lawn, with patio seating area, pathway, shrubs & bushes to the rear, fence & hedge boundary and brick outbuilding and toilet.

#### Outside W.C

5'6 x 2'11 (1.68m x 0.89m)

W.C.,

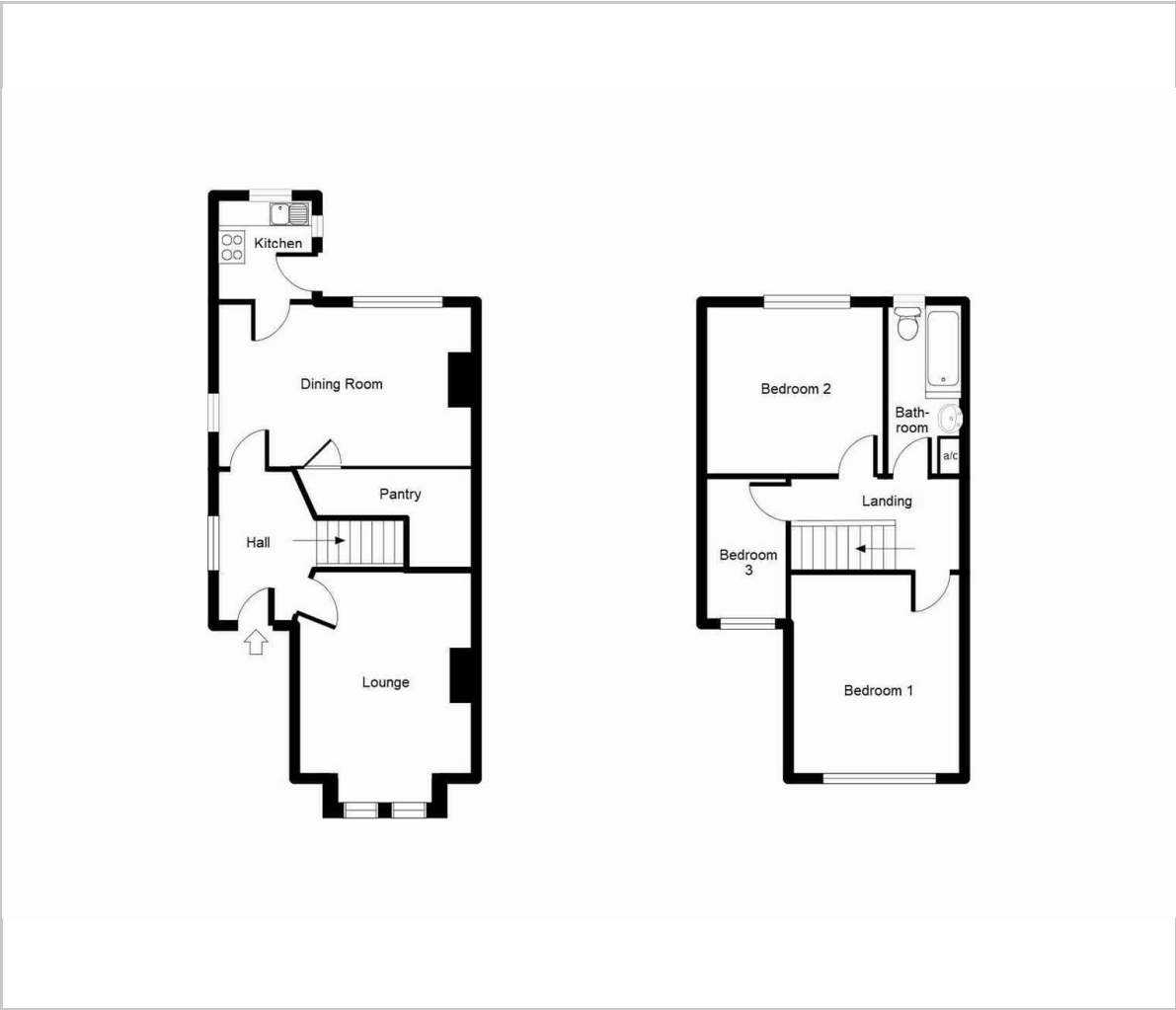
#### Front Garden

Low maintenance gravel area, paved side area leading to side of property, (hardstanding area N.B the kerb is Not dropped buyers would need to seek council approval)





Floor Plan



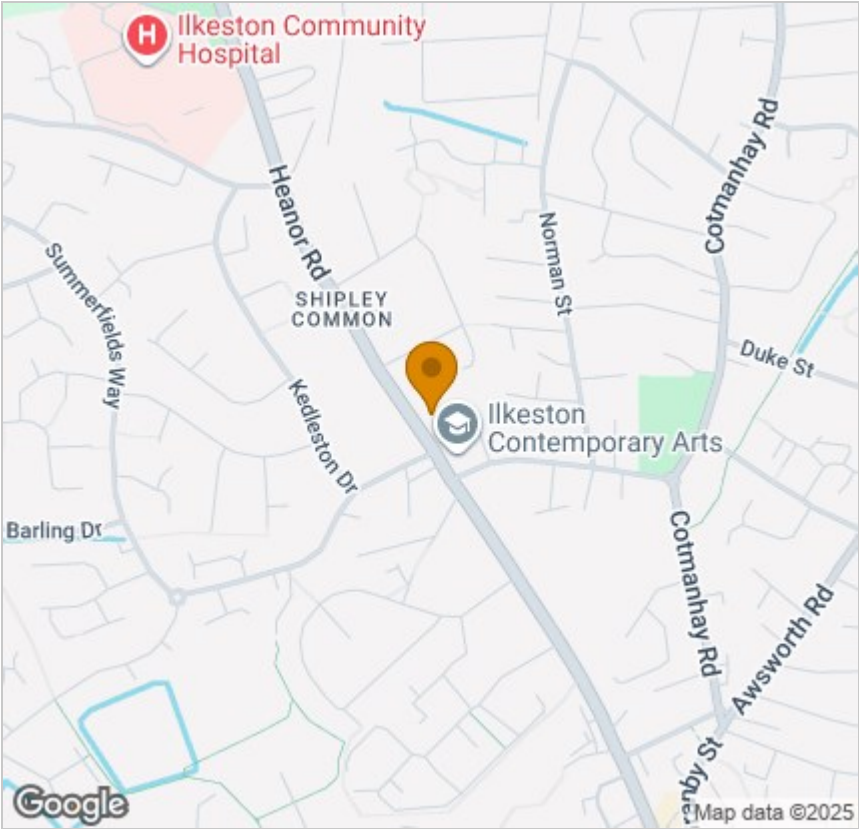
Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

