

111 Springfield Gardens, Ilkeston, Derbyshire, DE7 8JA



£269,950

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Margi Willis Estates are delighted to offer to the sales market this well presented extended semi detached home with no upward chain involved. The accommodation in brief comprises: Entrance hallway, guest cloaks-w.c, lounge, rear sitting room, family room and dining kitchen to the ground floor whilst to the first floor there are five bedrooms and a family bathroom. Outside there is a good sized block paved driveway to the front and at the rear there is a paved garden with artificial grass and a garden shed. Internal viewing is essential to appreciate this spacious family home.

Entrance Hallway

With double glazed entrance door to the front elevation, radiator, stairs leading up to the first floor landing.

Lounge

12'6" x 13' (3.81m x 3.96m)

With double glazed window to the front elevation, radiator, under the stairs storage cupboard.

Family Room

20' x 8'4" reducing to 6'2" (6.10m x 2.54m reducing to 1.88m)

With double glazed window to the front and radiator.

Rear Sitting Room

14'2" plus lobby area x 8'7" (4.32m plus lobby area x 2.62m)

With vaulted ceiling with two double glazed velux windows, double glazed window and french doors to the rear elevation, radiator.

Dining Kitchen

16' x 9'6" (4.88m x 2.90m)

With a range of wall, base and drawer units incorporating working surfaces over, single drainer sink unit with mixer tap over and tiled splash backs, fitted oven, hob and extractor fan, plumbing for dishwasher and automatic washing machine, radiator, double glazed window and double glazed patio door to the rear elevation.

Guest Cloaks-W.C

Comprising a two piece suite of low level w.c and wash hand basin, chrome ladder towel rail-radiator, double glazed window to the rear elevation.

Landing

With access to the loft space, storage cupboard housing combination boiler.

Bedroom One

13'5" x 9'6" (4.09m x 2.90m)

With double glazed window to the front elevation, radiator.

Bedroom Two

10' x 9'5" (3.05m x 2.87m)

With double glazed window to the rear elevation, radiator.

Bedroom Three

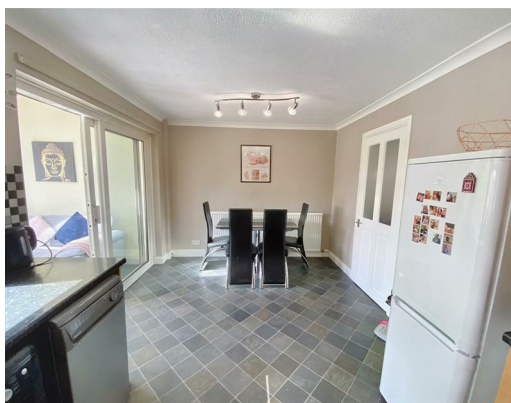
11'6" x 8'4" (3.51m x 2.54m)

With double glazed window to the front elevation, radiator.

Bedroom Four

8'9" x 6'2" (2.67m x 1.88m)

With double glazed window to the rear elevation, radiator.



Bedroom Five

6'2" x 5'5" (1.88m x 1.65m)

With double glazed window to the front elevation, radiator.

Family Bathroom

Comprising a three piece suite of: Low level w.c, pedestal wash hand basin, paneled bath with electric shower over, radiator, double glazed window to the rear elevation.

Outside

To the front of the property there is a good sized block paved driveway, at the rear there is a low maintenance enclosed garden which is paved with artificial grass and a garden shed included in the for sale price.

Anti Money Laundering Regulations

All intending purchasers of a property being marketed by Margi Willis Estates will be required to provide copies of their personal identification documentation to comply with the current money laundering regulations. We ask for your prompt and full co-operation to ensure there is no delay in agreeing the sale of a property.

Conveyancing

We can provide you with a conveyancing quotation for your sale and/or purchase upon request. MWE is partnered with Move With Us Ltd. conveyancing, a referral fee is paid upon completion only, which is one hundred and eighty one pounds (this includes completion fees and Incentives)

Disclaimer

Please note: These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Margi Willis Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property

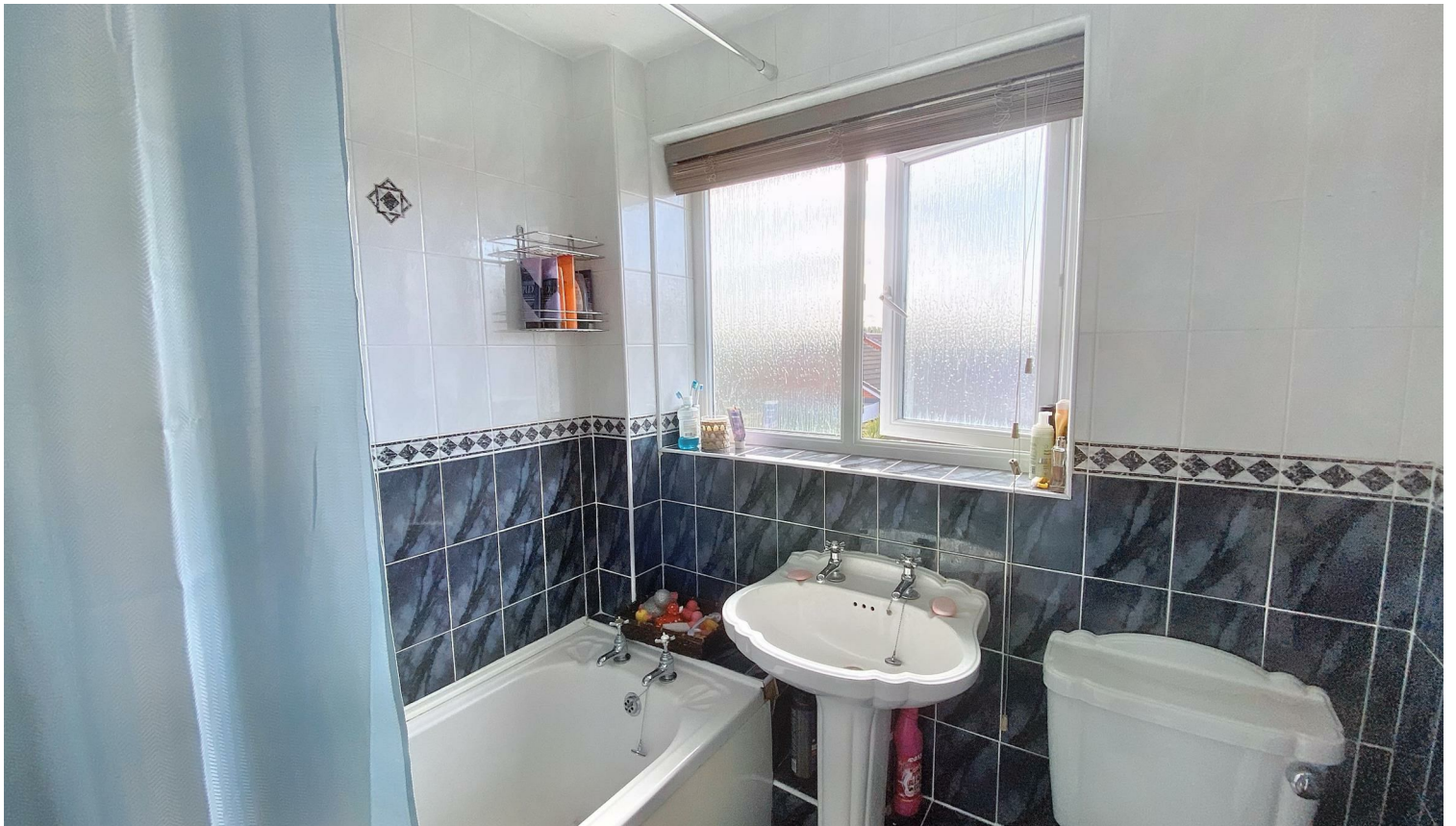
Mortgage Advice

Independent Mortgage Advice is available through our Mortgage Advisor. Please contact us for further information. PLEASE NOTE: Your home may be at risk of repossession if you do not keep up repayments on your mortgage.

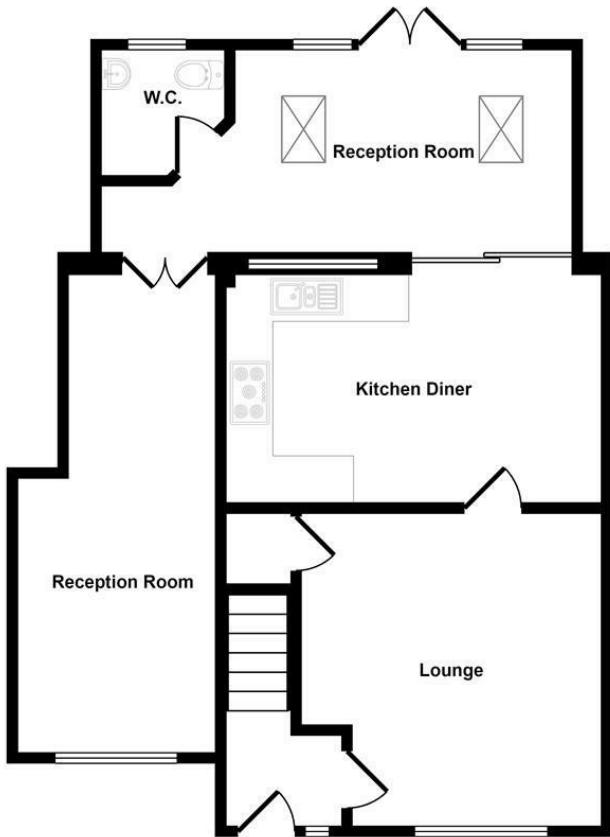
Viewing This Property

Viewing this property is strictly by appointment only through Margi Willis Estates. Contact us: 0115 9305555 sales@margiwillis.co.uk You can also contact us on Facebook and Twitter.

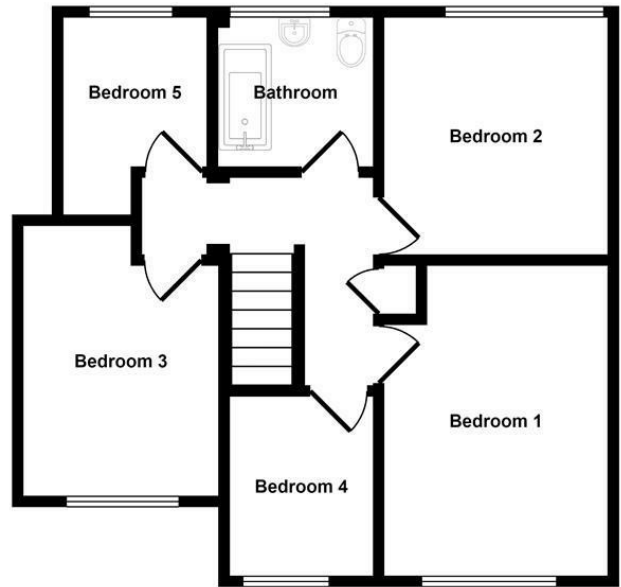




Approx Gross Internal Area
117 sq m / 1262 sq ft



Ground Floor
Approx 67 sq m / 719 sq ft



First Floor
Approx 50 sq m / 543 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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