

## 19 Wharncliffe Road, Derbyshire DE7 5HF



**£169,950**



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Margi Willis Estates are delighted to offer to the sales market this victorian terraced home on this popular road close to Ilkeston Town Centre, amenities and Ormiston Enterprise Academy. The accommodation in brief comprises: Entrance hallway, lounge, dining room, kitchen utility and w.c to the ground floor and to the first floor landing there are three good sized bedrooms and bathroom. Outside there is a small gated forecourt to the front whilst to the rear there is an enclosed garden. NO UPWARD CHAIN INVOLVED.

### Entrance Hallway

With composite entrance door to the front elevation, stairs leading up to the first floor landing, doors leading to the lounge and dining room.

### Lounge

14'2" x 12' (4.32m x 3.66m)

With feature fireplace incorporating electric fire, radiator, double glazed french doors leading to the rear garden.

### Dining Room

14'6" x 12'8" (4.42m x 3.86m)

With two wall light points, timber fire surround with tiled inset and hearth, fitted picture rail, double glazed bay window to the front elevation.

### Kitchen

10'2" x 9'2" (3.10m x 2.79m)

Comprising a range of wall, base and drawer units incorporating working surfaces over, inset sink unit with mixer tap over and tiled splash backs, space for electric cooker, plumbing for dishwasher, radiator, tiling to the floor, pantry.

### Utility

With plumbing for automatic washing machine.

### W.C

With wall mounted wash hand basin, pow level w.c, window to the side elevation, radiator, laminate flooring.

### Landing

With access to the part boarded loft space, over the stairs storage cupboard, additional storage cupboard.

### Bedroom One

12' x 9'7" (3.66m x 2.92m)

With double glazed window to the front elevation, radiator.

### Bedroom Two

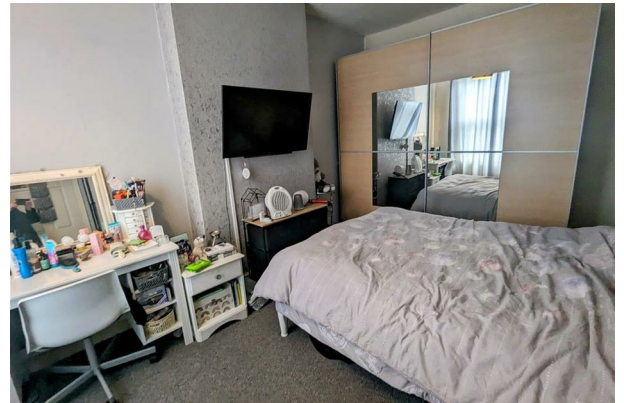
10'8" x 8' (3.25m x 2.44m)

With double glazed window to the rear elevation, radiator, laminate flooring.

### Bedroom Three

10'2" x 9'5" (3.10m x 2.87m)

With double glazed window to the rear elevation, radiator with ornamental cover, wall mounted combination boiler.



### **Bathroom**

Comprsing a three piece suite of low level w,c, pedestal wash hand basin, paneled bath with electri shower over, tiled splash backs, radiator with ornamental cover, double glazed window to the front elevation.

### **Outside**

To the front of the property there is a small gated forecourt whilst at the rear there is an enclosed garden which is paved and has artificial grassed area.

### **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.



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>  |                            |           |
| (81-91) <b>B</b>  |                            |           |
| (69-80) <b>C</b>  |                            |           |
| (55-68) <b>D</b>  |                            |           |
| (39-54) <b>E</b>  |                            |           |
| (21-38) <b>F</b>  |                            |           |
| (1-20) <b>G</b>   |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |

