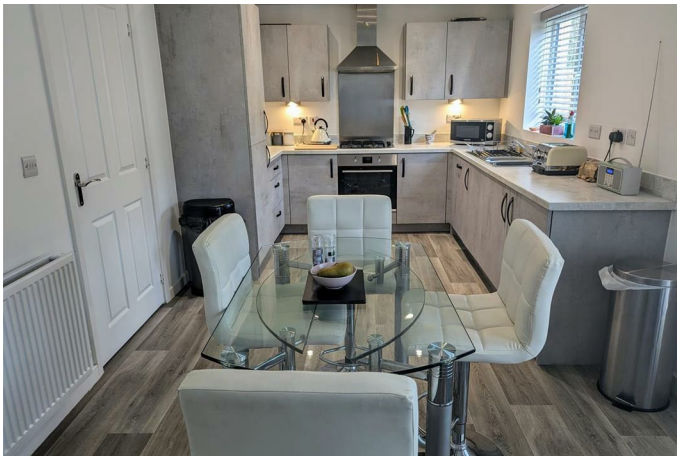


94 Slater Way, Ilkeston, DE7 4SN



Offers in excess of £330,000

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Margi Willis Estates are delighted to offer to the sales market this well presented three storey detached home in the popular residential location. The accommodation comprises: To the ground floor entrance hall, bedroom-study and shower room and to the first floor landing lounge, kitchen-diner, w.c and utility room, whilst to the second floor there are three bedrooms en-suite to the master bedroom and family bathroom. Outside there is a good sized driveway providing of the road car standing for five cars, at the rear there is an enclosed paved garden. Internal viewing is essential to appreciate the sized of this family home.

Entrance Hallway

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

Ground Floor Bedroom-Study

15'7" x 13' (4.75m x 3.96m)

With double glazed window to the front elevation, radiator.

Shower Room

Comprising a three piece suite of low level w.c, pedestal wash hand basin, shower enclosure with electric shower above, double glazed window to the front elevation, radiator.

First Floor Landing

With stairs leading to the second floor landing.

W.C

With low level w.c, pedestal wash hand basin, radiator.

Lounge

20'3" x 9'4" (6.17m x 2.84m)

With two double glazed windows to the front elevation, two radiators.

Dining Kitchen

20'4" x 9'5" (6.20m x 2.87m)

Comprising a range of high gloss wall, base and drawer units incorporating working surfaces over, fitted breakfast bar, ingrated appliances to include oven, hob and extractor fan, fridge-freezer, and dishwasher. Spotlighing to the ceiling, radiator, laminate flooring, double glazed french door leading to the rear paved garden which is no overlooked for the rear.

Utility Room

6'8" x 5'9" (2.03m x 1.75m)

With base cupboards, plumbing for automatic washing machine, wall mounted gas boiler, radiator, laminate flooring.

2nd Floor Landing

With storage cupboard, access to the loft space which is part boarded.

Master Bedroom

20'2" x 9'4" (6.15m x 2.84m)

With full width mirror fronted fitted wardrobes, two double glazed windows to the front elevation, two radiators.

En-Suite Shower Room

Comprising a three piece suite of low level w.c, pedestal wash hand basin, shower enclosure with mains fed shower over, radiator.

Bedroom Two

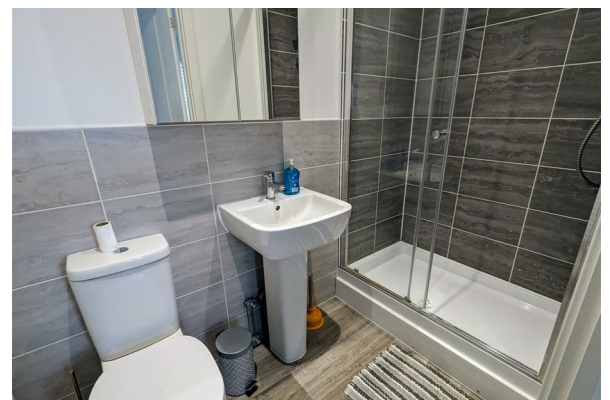
10'6" x 9'2" (3.20m x 2.79m)

With double glazed window to the rear elevation, radiator.

Bedroom Three

9'7" x 6'8" (2.92m x 2.03m)

With double glazed window to the rear elevation, radiator.



Family Bathroom

Comprising a three piece suite of low level w.c, pedestal wash hand basin, panelled bath with electric shower above, double glazed window to the side elevation, radiator.

Outside Front

To the front of the property there is a good sized driveway which extends to the side of the property and has hard standing for five cars.

Integral Store

20'3" x 8'9" (6.17m x 2.67m)

With light and power, spotlighing, electric heater and remote roller door.

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.

