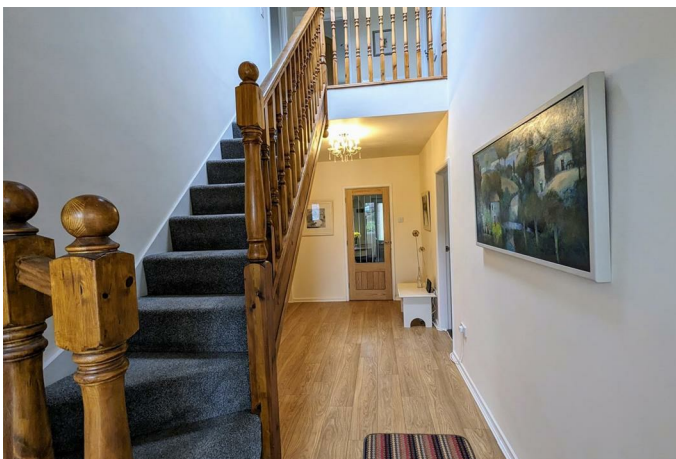


143 St. Wilfrids Road, West Hallam, Ilkeston, Derbyshire, DE7 6HH



£550,000

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Margi Willis Estates are delighted to offer to the market this deceptively spacious dormer bungalow situated in the popular village of West Hallam. The accommodation in brief comprises: Entrance hallway, lounge, fitted kitchen-diner, family room, two bedrooms and bathroom to the ground floor whilst to the first floor landing there are two additional bedrooms and a family bathroom. Outside there is a driveway to the front elevation providing ample off the road car standing this leads to the detached garage and to the rear there is a good sized enclosed garden. Internal viewing is essential to appreciate the quality and size of accommodation on offer! NO UPWARD CHAIN INVOLVED.

Entrance Porch

With Double glazed entrance door and window to the front elevation.

Entrance Hallway

With laminate flooring, radiator, storage cupboard, stairs leading to the first floor landing.

Lounge

16' x 12' (4.88m x 3.66m)

With feature fireplace incorporating electric fire, double glazed window to the front elevation with countryside views, radiator.

Fitted Kitchen-Diner

20' x 11'9" (6.10m x 3.58m)

Comprising a range of fitted wall, base and drawer units incorporating working surfaces over, integrated appliances to include: oven, hob and extractor fan and fridge, inset sink unit with mixer tap over, laminate floor covering, double glazed window and entrance door to the rear elevation, open to the family room.

Family Room

17'7" x 11'3" (5.36m x 3.43m)

With spotlighting to the ceiling, radiator, double glazed french doors to the side and rear elevations, laminate flooring.

Bedroom

11'9" x 11'9" (3.58m x 3.58m)

With double glazed velux window to the front elevation with delightful countryside views, radiator, storage cupboard, laminate flooring.

Bedroom

11'9" x 10'9" (3.58m x 3.28m)

With double glazed window to the rear elevation, radiator, fitted storage cupboard.

Family Bathroom

Comprising a three piece suite of: low level w.c, wash hand basin set into vanity unit, paneled bath with mains fed shower above, tiling to the walls and floor, radiator, double glazed window to the rear elevation.

First Floor Landing

With double glazed velux window to the front elevation, radiator.

Bedroom

17'8" x 11'6" (5.38m x 3.51m)

With double glazed window overlooking rear garden, double glazed velux window to the front elevation, radiator, eves storage space.

Bedroom

17'7" x 11'9" reducing to 10'9" (5.36m x 3.58m reducing to 3.28m)

With double glazed velux windows to the front side and rear elevations, radiator, eves storage space, storage cupboard.



Family Bathroom

9'4" x 6'5" (2.84m x 1.96m)

Comprising a four piece suite of: low level w.c, wash hand basin set into vanity unit, paneled bath, shower enclosure with mains fed shower above, radiator, tiling to the walls.

Outside

To the front of the property there is a driveway with ample car standing, this leads to the garage with light and power, at the rear there is a good sized private enclosed garden which is not overlooked and is mainly laid to lawn with mature shrubbery and a paved patio area.

About West Hallam

West Hallam is a popular, picturesque village in Derbyshire which boasts a host of amenities including: Tesco express, two doctors surgeries, a variety of take-aways, village public house, estate agent, beauty salon and hairdresser. The village is extremely popular with all demographics. The local Primary and Secondary schools are well regarded and The Village holds many community events, the most popular and well known is the well dressings which are held in the heart of the village in the month of July. It is an ideal commuter base for Derby, Nottingham, the M.1 Motorway and the A38. Shipley Country Park is close by and is very popular with walkers, ramblers and horse riders.

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.





Ground Floor

Approx. 107.6 sq. metres (1157.7 sq. feet)



First Floor

Approx. 54.3 sq. metres (584.8 sq. feet)



Total area: approx. 161.9 sq. metres (1742.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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			
England & Wales	EU Directive 2002/91/EC		

