

54 High Lane West, Ilkeston, DE7 6HQ



£349,950

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Margi Willis Estates are delighted to offer to the market this detached bunaglow on this generous sized plot located in the popular location of West Hallam and with no upwasrd chain. The accommodation in brief comprises: Entrance hallway, good sized lounge-diner, kitchen, two bedrooms and bathroom to the ground floor whilst to the first floor there is a futher bedroom and shower room. Outside there is a good sized block paved driveway and flower beds to the front, block paved driveway runs to the side and to the detached garage with remote up and over door, at the rear there is a good sized lawned and paved garden with summer house.

Entrance Hallway

With double glazed entrance door to the front elevation, fitted plate rack, radiator.

Good Sized Lounge-Diner

26'8" x 12'8" reducing to 8'2" (8.13m x 3.86m reducing to 2.49m)

With double glazed bay window to the front elevation, two radiators, living flame gas fire set on cornish slate hearth with copper canopy above, coving and fitted plate rack, double glazed window to the rear elevation, stairs leading up to the first floor landing.

Kitchen

14'5" x 6'5" (4.39m x 1.96m)

Comprising a range of wall, base and drawer units incorporating working surfaces over, inset sink unit, fitted oven, hob and extractor fan, plumbing for automatic wasdhing machine, double glazed window to the rear elevation, double glazed side entrance door.

Bedroom One

13'8" x 12'9" (4.17m x 3.89m)

With double glazed bay window to the front elevation, fitted wardrobe incorporating dressing table, headbord and bedside cabinets, radiator.

Bedroom Two

12'4" x 7'7" (3.76m x 2.31m)

With double glazed window to the rear elevation, radiator.

Bathroom

8'4" x 6'8" (2.54m x 2.03m)

Comprising a three piece suite of low level w.c, pedestal wash hand basin, corner bath, tiling to the walls, airing cupboard with radiator, double glazed window to the rear elevation, radiator.

First Floor Landing

With access to the bedroom and shower room.

Bedroom

10'6" x 11'2" (3.20m x 3.40m)

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

Shower Room

Comprising a three piece suite of low level w.c, wash hand basin set into vanity unit, shower enclosure with electric shower, eves storage space.

Outside

The property is set on a generous plot overall with good sized block paved drive to the front which extends to the side providing further parking and leads to the detached garage with remote up and over door. At the rear there is a good sized lawned garden with shrubbery and summer house, access to the garage.



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.

Conveyancing

We can provide you with a conveyancing quotation for your sale and/or purchase upon request, a referral fee is paid upon completion only (this includes completion fees and Incentives)

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.

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.



