

## 14 Hurst Drive, Stanley, Ilkeston, DE7 6FG



**£259,950**

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Margi Willis Estates are pleased to offer to the market this semi detached family home situated in the popular village of Stanley which boasts village shop-post office, primary school church and gastro pub. The accommodation in brief comprises: Entrance hallway, lounge dining kitchen and conservatory to the ground floor whilst to the first floor there are three bedrooms and bathroom. Outside: There is a good sized driveway at the front this provides ample off the road car standing, at the rear there is an enclosed good sized garden.

### Entrance Hallway

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

### Lounge

14' x 11'3" (4.27m x 3.43m)

Having feature fireplace with electric fire, leaded double glazed window to the front elevation, radiator.

### Dining Kitchen

19'9" x 10'6" (6.02m x 3.20m)

Comprsing a range of wall, base and drawer units incorporating working surfaces over, double oven and hob with extractor hood over, stainless steel sink unit with mixer tap over and tiled splash backs, entrance door to the side elevation, radiator, french doors leading to the conservatory.



### Conservatory

With light and power, double glazed window to the side elevation, laminate flooring.

### Landing

With double glazed window to the side elevation, storage cupboard, access to the loft with drop down ladder.



### Bedroom One

11'3" x 12' (3.43m x 3.66m)

With leaded double glazed window to the front elevation, fitted wardrobe, radiator.

### Bedroom Two

12'6" x 8'9" plus wardrobe recess (3.81m x 2.67m plus wardrobe recess)

With double glazed window to the rear elevation, fitted wardrobe with cupboards above, radiator.



### Bedroom Three

8'7" x 8'6" reducing to 4'6" (2.62m x 2.59m reducing to 1.37m)

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

### Bathroom

Comprsing a three piece suite of low level w.c, pedestal wash hand basin, paneled bath with electric shower over, storage cupboard housing combination boiler, radiator, double glazed windows to the side and rear elevations.

### Outside

To the front of the property there is a good sized driveway providing off the road car standing whilst to the rear there is an enclosed lawned garden with patio 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.



