

95 High Lane Central, West Hallam, Ilkeston, DE7 6HU



£285,000

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Margi Willis Estates are delighted to offer to the market this fully renovated traditional semi detached home situated in the ever popular location of West Hallam. The accommodation in brief comprises: Entrance hall, lounge, dining room, kitchen, utility and w.c to the ground floor whilst to the first floor landing there are three bedrooms, two of which have countryside views and there is also a family bathroom. Outside there is a good sized driveway to the front elevation and whilst to the rear there is an enclosed garden with a newly laid lawn going down in the immediate future. Internal viewing is essential to appreciate the accommodation that is offered with no upward chain involved.

Entrance Hall

With composite entrance door with double glazed window to the front elevation, laminate flooring, stairs to the first floor landing.

Lounge

13'4" x 11'9" (4.06m x 3.58m)

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

Dining Room

18'3" x 10'5" (5.56m x 3.18m)

With laminate flooring, radiator, double glazed french doors leading to the rear patio, open plan to the kitchen.

Kitchen

9'9" x 6'6" (2.97m x 1.98m)

Comprising a range of shaker style wall, base and drawer units incorporating working surfaces over, single drainer sink unit with mixer tap over, integrated oven, hob and extractor fan and fridge-freezer, radiator, laminate flooring, radiator, double glazed window to the rear elevation.

Utility Room

5'9" x 4'9" (1.75m x 1.45m)

With double glazed window to the side elevation, working surface, wall mounted gas boiler, plumbing for automatic washing machine, laminate flooring.

W.C

With low level w.c, vanity wash basin with cupboard beneath, double glazed window to the side elevation, radiator, laminate flooring.

Landing

With access to the loft, double glazed window to the side elevation, radiator.

Bedroom One

11'2" x 9'9" (3.40m x 2.97m)

With double glazed window to the rear elevation providing pleasant countryside views, radiator.

Bedroom Two

12'2" x 7'9" (3.71m x 2.36m)

With double glazed window to the front elevation providing pleasant countryside views, radiator.

Bedroom Three

8'2" x 6'6" (2.49m x 1.98m)

With double glazed window to the rear elevation providing pleasant countryside views.



Bathroom

Comprsing a three piece suite of low level w.c, vanity wash hand basin with cupboard beneath, paneled bath with mains fed shower above and glazed shower screen to the side, chrome ladder towel rail, double glazed window to the front elevation, extractor fan, laminate flooring.

Outside

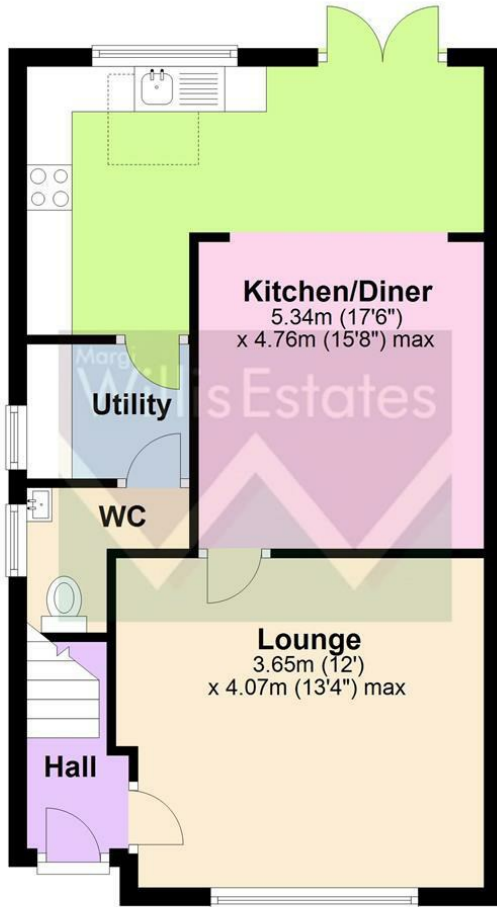
To the front of the property there is a good sized driveway providing off the road car standing and to the rear there is an enclosed garden with paved patio and there will be a newly laid lawn.





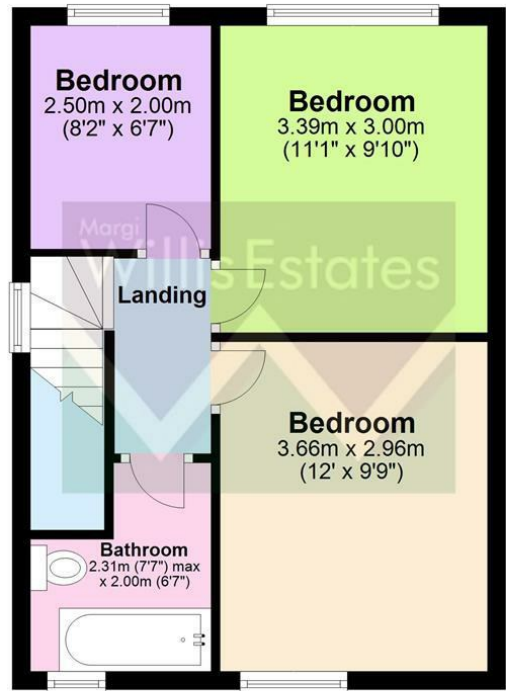
Ground Floor

Approx. 44.6 sq. metres (480.3 sq. feet)

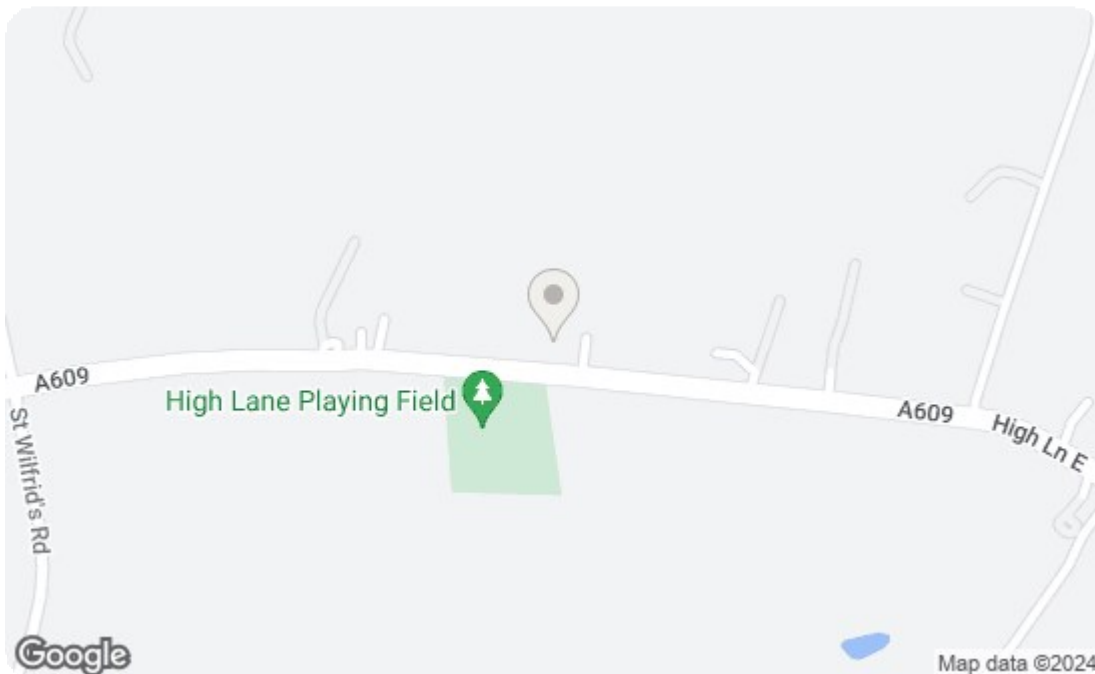


First Floor

Approx. 36.3 sq. metres (391.2 sq. feet)



Total area: approx. 81.0 sq. metres (871.4 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		
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