



Clement Road, Horsley Woodhouse, Ilkeston, DE7 6BH
Offers Over £150,000
Freehold



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Acquire Sales and Lettings are pleased to bring to the market, this two bedroom semi-detached house. It is located on a quiet cul de sac, in the delightful village of Horsley Woodhouse which offers amenities such as pubs, shops and regular bus services. Accommodation briefly comprises of; entry into hall which offers access to stairs to first floor and living room, leading into kitchen. To the first floor are two double bedrooms and family bathroom. The property benefits from a south facing, secluded rear garden, gas central heating and upvc double glazing throughout.



LIVING ROOM

11' 7" x 14' 10" (3.541m x 4.538m) Carpet to floor, gas central heated radiator and upvc double glazed window to front elevation.

KITCHEN

7' 10" x 18' 3" (2.393m x 5.564m) Vinyl laminate tiles to floor, gas central heated radiator, upvc double glazed windows and door leading to garden. Full range of modern wall and base units with oven and electric hob.

STAIRS AND LANDING

Carpeted flooring, gas central heated radiator, upvc double glazed window to side elevation and access to two bedrooms, bathroom and loft.

BEDROOM 1

9' 7" x 15' 0" (2.946m x 4.574m) Carpet to floor, gas central heated radiator, upvc double glazed window to front elevation and storage cupboard.

BEDROOM 2

9' 11" x 8' 9" (3.029m x 2.668m) Carpet to floor, gas central heated radiator and upvc double glazed window to rear elevation.

BATHROOM

6' 10" x 9' 1" (2.102m x 2.770m) Wooden laminate to floor, gas central heated radiator and upvc window to rear elevation. Tiled walls with three piece suite of panelled bath with shower over, wash hand basin and WC.

OUTSIDE

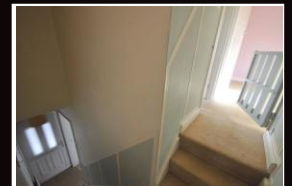
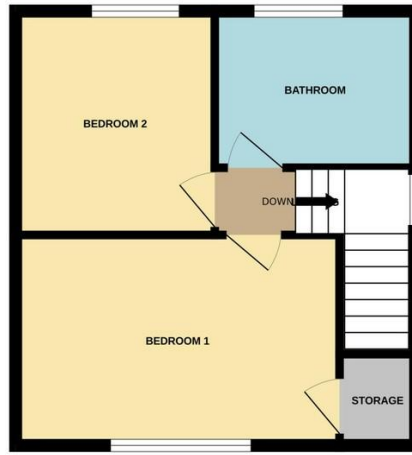
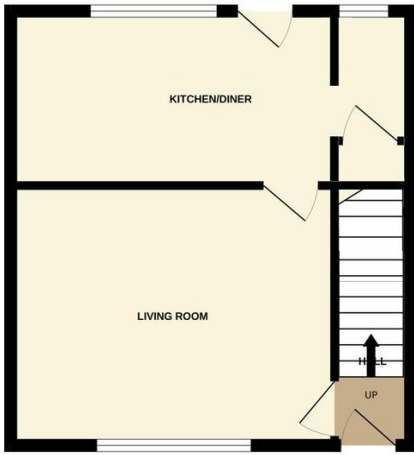
To the rear is an enclosed, south facing garden which benefits from being very private. There is access via side external gate and rear door.

DISCLAIMER

Council tax band A.

Whilst every attempt has been made to ensure the accuracy of the details of floor plan, measurements, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'acquire properties' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.