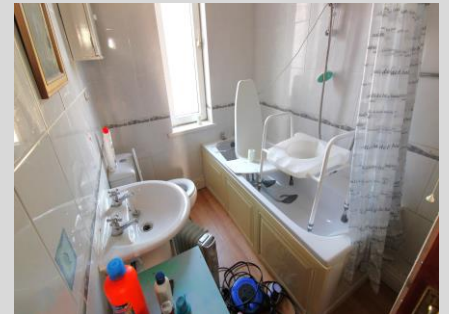




20 The Crescent, Horsley Woodhouse Ilkeston, DE7 6BJ

Two bedroom cottage located in a superb village location with fields to the rear. The property is larger on the first floor due to extending over the passageway at the side, allowing for a good size first floor bathroom and a large master bedroom with two windows to the front. The property is fully UPVC double glazed and has a fully tiled three piece bathroom, however will require a scheme of modernisation works to be carried out in order to meet its full potential. This will make a fantastic home and is offered for sale with the benefit of there being no upward chain.



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Front Room 10' 11" x 10' 4" (3.32m x 3.15m)

UPVC double glazed front door, UPVC double glazed window to the front, feature fireplace and a doorway to the rear sitting room.

Sitting Room 11' 1" x 10' 11" (3.38m x 3.32m)

Access to the cellar, a door leading to a staircase, feature fireplace, UPVC double glazed window to the rear and a door leading to the kitchen.

Kitchen 12' 3" x 5' 7" (3.73m x 1.70m)

Fitted with base and eye level units including laminate worksurfaces, a four ring gas hob, electric oven, space for an under counter fridge and plumbing for a washing machine. There is also a UPVC double glazed window to the rear and a UPVC double glazed back door to the side.

Bedroom 1 13' 6" x 10' 4" (4.11m x 3.15m)

Two UPVC double glazed windows to the rear and a door leading to an over stair storage cupboard.

Bedroom 2 12' 1" x 7' 7" (3.68m x 2.31m)

UPVC double glazed window to the rear.

Bathroom 8' 11" x 4' 6" (2.72m x 1.37m)

Three piece suite including a panel bath with shower over, WC and a pedestal wash basin. There are ceramic tiles on the wall, a UPVC double glazed window to the rear and an airing cupboard.

Outside

The property is at a raised elevation from the road, which allows a high degree of privacy and has steps which lead up the the front door. On the left hand side is a passageway which leads to the rear garden. There is a brick built outbuilding, a yard area which leads to the kitchen and a mature garden with an open aspect beyond.

**Disclaimer**

This brochure has been created to represent the Everington and Ruddle's perception of this property. The vendor has verified the content as being fair and accurate. You are advised to check the content prior to entering into any contract to purchase the property, in short, use your common sense.

Viewing; **Please call us on; 01332-297711 or 01332-669600 to make an appointment to view.**

Awaiting EPC