



Main Street
Horsley Woodhouse Ilkeston

burchell
edwards

Main Street Horsley Woodhouse Ilkeston DE7 6AW

for sale offers in excess of
£230,000



Property Description

Burchell Edwards are pleased to bring to the market this charming three bedroom semi-detached cottage in the sought-after village of Horsley Woodhouse. The property is offered for sale with NO UPWARD CHAIN and benefits from off-road parking to the front and a generously sized enclosed rear garden. In brief, the accommodation comprises to the ground floor: Lounge with feature fireplace, spacious kitchen, utility room and dining room. To the first floor are three well-proportioned bedrooms and a family bathroom. Outside, to the front of the property is a low-maintenance fore-garden and tarmacked driveway. To the rear is a generously sized enclosed garden laid mainly to lawn. Call today to arrange your viewing!

Lounge

9' 1" x 15' (2.77m x 4.57m)

Accessed via door to the front of the property leading into the lounge where there is window to the front elevation, exposed bricks and fireplace with electric fire inset, central heating radiator and door leading to:-

Kitchen

17' x 8' (5.18m x 2.44m)

Fitted with a range of matching wall and base units with work surfaces over, integrated electric fan assisted cooker, inset one and a half bowl stainless steel sink and drainer unit with chrome mixer tap over, exposed brick alcove, door and window to the rear elevation, central heating radiator, beamed ceiling and door leading to:-

Utility

9' x 5' 10" (2.74m x 1.78m)

Having a UPVC double glazed door to the front and rear elevation, plumbing for washing machine and space for fridge freezer.

Dining Room

15' x 9' (4.57m x 2.74m)

Having beamed ceiling, understairs storage cupboard, central heating radiator, window to the front elevation and stairs rising to the first floor.

First Floor Landing

Having loft access and doors off to the bedrooms and bathroom.

Bedroom One

.8' 1" x 15' (2.46m x 4.57m)

Having a window to the front elevation, central heating radiator, fitted wardrobes with mirrored doors and spot lights to the ceiling.

Bedroom Two

15' x 8' 10" Max (4.57m x 2.69m Max)

Having over stairs storage cupboard, window to the front elevation and central heating radiator.

Bedroom Three

10' 10" x 8' (3.30m x 2.44m)

Having window to the rear elevation and central heating radiator.

Bathroom

Fitted with a three piece white suite comprising of panelled bath with chrome shower over, low level W.C and pedestal wash hand basin with chrome mixer tap over, velux window to the side elevation, central heating radiator, spot lights and laminate flooring.

Outside

To the front of the property is a low maintenance fore garden and a tarmacked driveway offering off road parking with a path leading to the side.

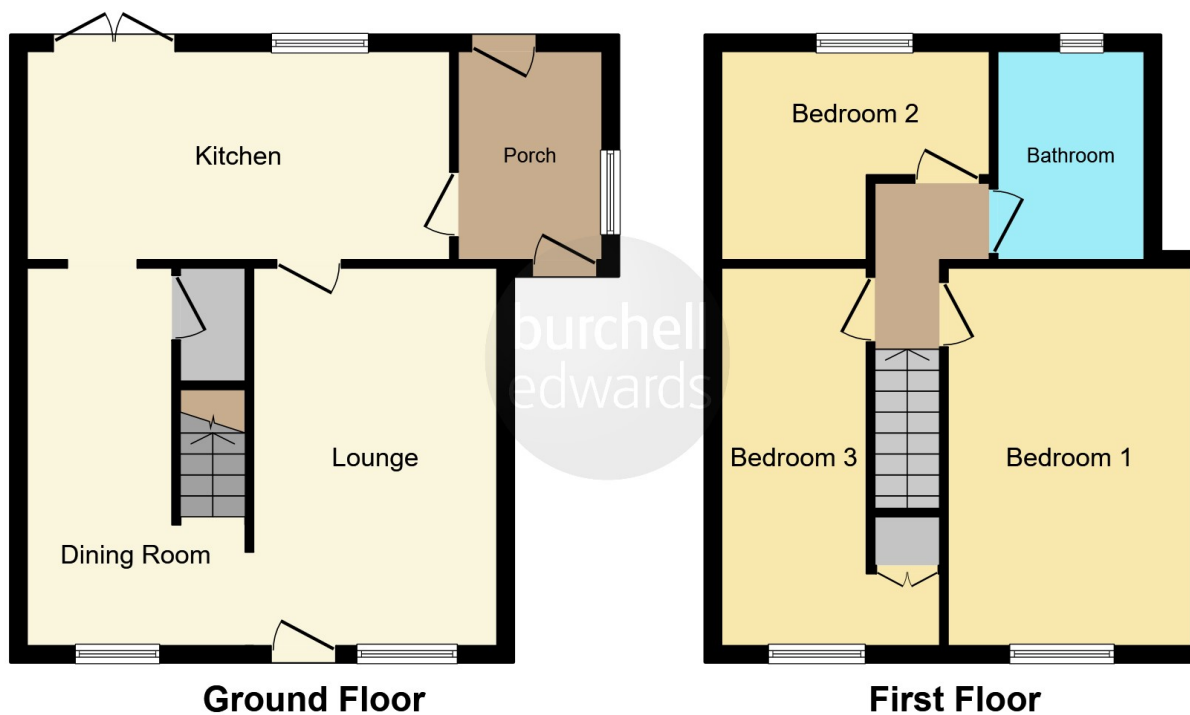
To the rear the garden is generous in size and fully enclosed, laid mainly to lawn with a variety of shrubs inset and a gravelled patio area.







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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

T 01773 822622
E belper@burchelledwards.co.uk

1-3 Bridge Street
BELPER DE56 1AY

EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BEL205518



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: BEL205518 - 0003