



High Lane East  
West Hallam Ilkeston

burchell  
edwards



# High Lane East West Hallam Ilkeston DE7 6HW

for sale  
**£270,000**



## Property Description

CHAIN FREE !!!! SEMI-DETACHED FAMILY HOME!!!! THREE BEDROOMS!!! WEST HALLAM LOCATION!!!

Burchell Edwards are delighted to offer to the market without an onward chain this charming semi-detached home in need of some tasteful refurbishment looking for a new family to love.

Located in the ever popular area of West Hallam we have this charming semi-detached family home in need of some TLC and will make that forever home.

The home comprises of two large receptions , kitchen and guest cloakroom to the ground floor with the three bedrooms and family bathroom on the first floor.

To the rear is the large private garden with field views and plenty of private driveway parking and access to the garage to the front.

This really could be a forever home so please call Burchell Edwards today to arrange your viewing.

## Front

To the front the property has a driveway providing off road parking with mature borders and leads to the garage.

## Entrance Hallway

Accessed via UPVC door leading into the hallway with original tiled flooring, a radiator and door off to:-

## Lounge

21' 11" Into bay x 13' 4" ( 6.68m Into bay x 4.06m ) Having double glazed bay window to the front elevation, double glazed window to the side elevation, carpet flooring, feature fireplace and two radiators.

## Cloakroom

Having low level W.C, wash hand basin, tiled

and single glazed window to the side elevation.

## Dining Room

12' 11" x 12' 8" ( 3.94m x 3.86m )

Having double glazed patio doors to the rear elevation, laminate flooring, a radiator and feature fireplace.

## Kitchen

.16' 11" x 6' ( 5.16m x 1.83m )

Having double glazed windows to the side and rear elevation, tiled flooring, fitted wall and base units with work surfaces over, inset sink and drainer, space and plumbing for washing machine, space for cooker and fridge freezer.

## First Floor

### Bedroom One

17' 1" x 11' 9" ( 5.21m x 3.58m )

Having two double glazed windows to the front elevation, carpet flooring and a radiator.

### Bedroom Two

12' 8" x 11' 5" ( 3.86m x 3.48m )

Having double glazed window to the rear elevation, a radiator and carpet flooring.

### Bedroom Three

9' 11" x 7' 1" ( 3.02m x 2.16m )

Having double glazed window to the side elevation, carpet flooring and a radiator.

## Bathroom

Having double glazed window to the rear elevation, tiled, panelled bath, low level W.C, vanity wash hand basin and heated towel rail.

## Rear

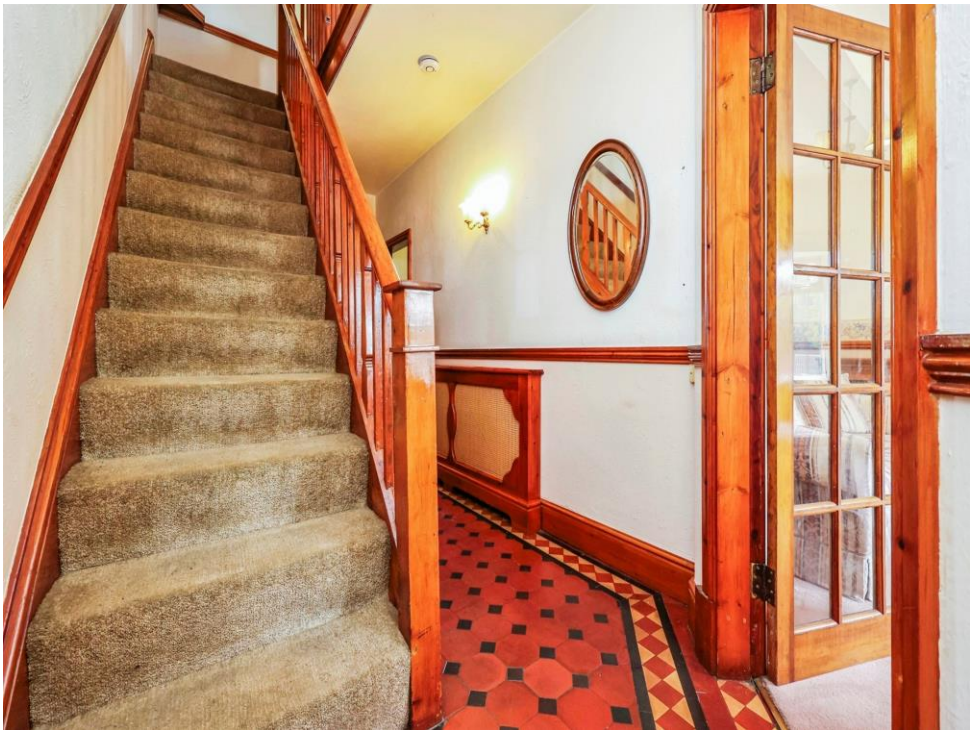
To the rear the garden has a patio area, a laid lawn section with steps down to an original 1990's swimming pool, mature trees, bushes and outbuildings.

## Loft

The loft is boarded with lighting and electrics with two windows and is perfect for storage.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 01159 327232**  
**E [ilkeston@burchelledwards.co.uk](mailto:ilkeston@burchelledwards.co.uk)**

21 Bath Street  
 ILKESTON DE7 8AH

**EPC Rating: D**

**Tenure: Freehold**

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**Property Ref: IST205634 - 0006**