



56 Stanton Road, Ilkeston, DE7 5FQ

£189,950



Situated in the heart of Ilkeston, within a short walk of the vibrant town centre, this is a beautifully appointed and recently renovated three bedroom period property which benefits from gas central heating, double glazing and an easy to maintain garden area to the rear.



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Internally the beautifully presented accommodation briefly comprises an entrance hall with staircase leading to the first floor, lounge with large double glazed bay window overlooking the front elevation and open plan access to a dining room. The ground floor has the benefit of a kitchen with a range of integrated appliances and door leading to the rear. To the first floor there are two good sized bedrooms and a large bathroom with shower over the bath. A further staircase leads to a third attic bedroom which is a particular feature of the house.

Outside the property benefits from an enclosed garden area to the rear which is paved and laid for ease of maintenance. To the front there is on street car parking.

Ilkeston is a highly desirable residential location with a thriving town centre which boasts a range of shops, bars and restaurants. The property is within easy reach of local schools and a short distance from the vibrant centres of both Derby and Nottingham.

Viewing highly recommended.

ACCOMMODATION

Entering the property through a double glazed front door into:

ENTRANCE HALL

With staircase leading to the first floor and radiator.

LOUNGE

10'5" x 14'2" measurement taken to the centre of t (3.18m x 4.32m measurement taken to the centre of t)

With a walk in double glazed bay window overlooking the front elevation, decorative fireplace and radiator. Open plan access to:

DINING ROOM

10'6" x 13'9" (3.20m x 4.19m)

With double glazed window to the rear elevation and double radiator.

KITCHEN

7'8" x 9'9" plus recessed area (2.34m x 2.97m plus recessed area)

The kitchen is neatly presented with a range of recently installed work surface/preparation areas and an integrated electric oven, hob and shaped extractor over. The kitchen benefits from a stainless steel sink unit with mixer tap beneath a double glazed window overlooking the rear elevation and there is a double glazed rear door, useful kitchen drawers, appliance space, space for a freestanding fridge/freezer, double radiator, inset ceiling spotlights and under stairs open plan storage area.

TO THE FIRST FLOOR

LANDING

Staircase leading to attic bedroom three.

BEDROOM ONE

11'1" x 13'11" maximum measurement
(3.38m x 4.24m maximum measurement)
With two double glazed windows to the front elevation, radiator and useful under stairs storage cupboard.

BEDROOM TWO

13'5" x 8' (4.09m x 2.44m)
With double glazed window to the rear and radiator.

FAMILY BATHROOM

8'3" x 10' (2.51m x 3.05m)
With a low level WC, wash hand basin with storage cupboard beneath and bath with shower over. The room has a heated towel rail, frosted double glazed window to the rear elevation, inset ceiling spotlights and cupboard housing boiler providing domestic hot water and central heating.

A staircase leads from this floor to the:

ATTIC BEDROOM THREE

10'11" x 11'5" maximum measurement
(3.33m x 3.48m maximum measurement)
With double glazed window overlooking the front elevation and double radiator.

OUTSIDE

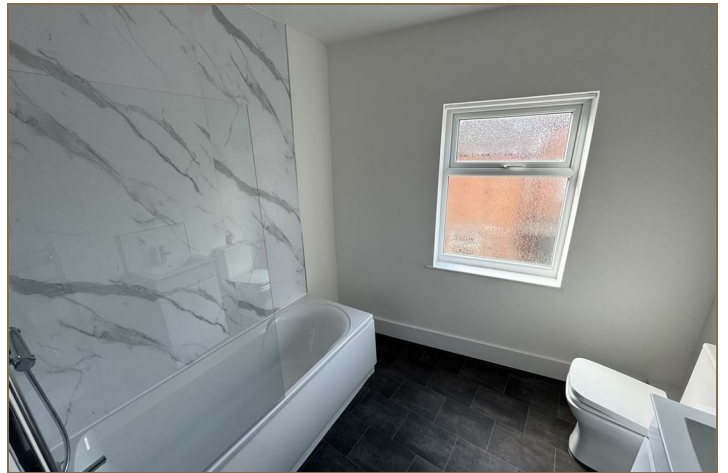
Outside the property benefits from an enclosed garden area to the rear which has been laid as a patio. There is gated access onto the adjacent road.

To the front elevation there is a small fore garden and on street car parking.

PLEASE NOTE

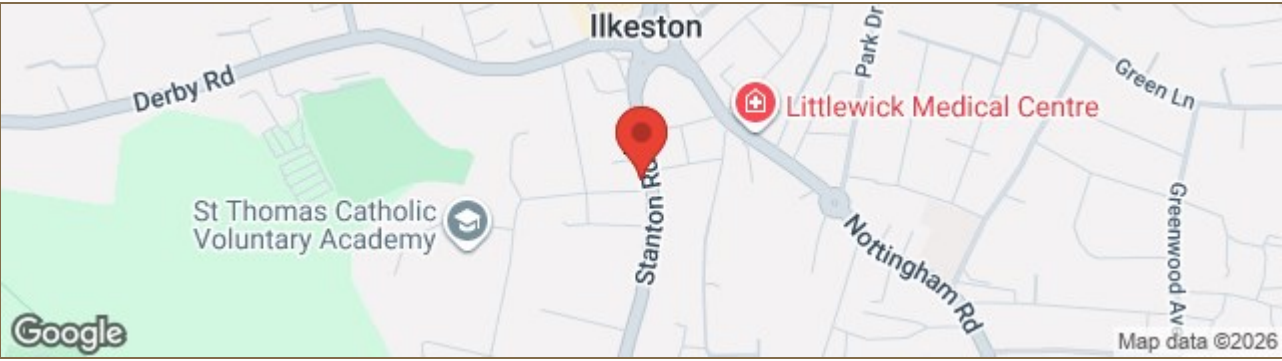
Prospective purchasers should note that there is currently a tenant in situ at the property, with the tenancy due to end on 30/11/2026.

Purchasers should also be aware that the photographs were taken prior to the commencement of the tenancy. As a result, the property's internal and external appearance may differ from that shown in the photographs.





Road Map



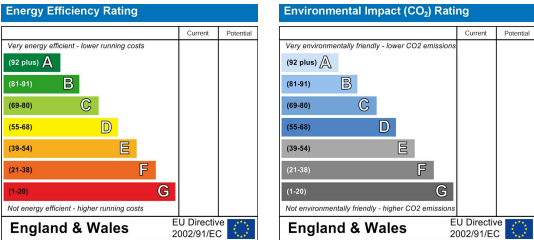
Floor Plan



Viewing

Please contact our Derby Office on 01332 383838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Boxall Brown & Jones believe is being wholly transparent about referral fees received from contractors and service providers. A comprehensive list of referral fees paid to Boxall Brown & Jones can be found at www.boxallbrownandjones.co.uk

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