



**Andrews Drive
Stanley Common, Derbyshire DE7 6GJ**

£165,000 Freehold

A TWO BEDROOM MID TOWN HOUSE
OFFERED FOR SALE WITH NO UPWARD
CHAIN SITUATED IN THIS QUIET
DERBYSHIRE VILLAGE CUL DE SAC
LOCATION.



ROBERT ELLIS ARE PLEASED TO BRING TO THE MARKET WITH THE ADDED BENEFIT OF BEING SOLD WITH NO UPWARD CHAIN THIS TWO BEDROOM STARTER HOME POSITIONED IN THIS RESIDENTIAL CUL DE SAC LOCATION WITHIN THIS POPULAR DERBYSHIRE VILLAGE.

With accommodation over two floor, the ground floor comprises entrance porch, living room, full width breakfast dining kitchen and rear porch. The first floor landing then provides access to two bedrooms and a three piece bathroom suite.

The property also benefits from gas fired central heating from a combination boiler, double glazing, block paved driveway providing off-street parking to the front, and and enclosed garden to the rear.

The property is located in this quiet residential cul de sac location within this popular Derbyshire Village, yet remaining within easy reach of nearby shops, services, amenities, transport links and open countryside.

We believe the property will make an ideal starter home or investment opportunity. We highly recommend an internal viewing.



PORCH

5'7" x 4'3" (1.72 x 1.30)

uPVC panel and double glazed front entrance door, panelling to dado height, wall mounted electrical consumer unit, mains lighting point. Door to living room.

LIVING ROOM

14'0" x 12'6" (4.28 x 3.83)

Staircase rising to the first floor with decorative wood spindle balustrade, double glazed window to the front, radiator, media points, feature Adam-style fire surround with tiled insert and hearth housing a coal effect electric fire. Door to kitchen.

BREAKFAST DINING KITCHEN

12'5" x 10'4" (3.81 x 3.15)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers, with roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Fitted four ring gas hob with extractor over and oven beneath, plumbing for under-counter kitchen appliances, space for full height fridge/freezer, wall mounted gas combination boiler for central heating and hot water purposes (not tested), tiled floor, radiator, space for dining table and chairs, double glazed window to the rear, decorative beam ceiling. Stable-style door opening out to the rear lobby.

REAR LOBBY

uPVC panel and double glazed exit door to outside, double glazed window to the rear.

FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Loft access point.

BEDROOM ONE

12'6" x 11'9" (3.82 x 3.59)

Two double glazed windows to the front, radiator, useful storage cupboard with shelving.

BEDROOM TWO

11'10" x 6'10" (3.61 x 2.09)

Double glazed window to the rear, radiator.

BATHROOM

8'3" x 5'1" (2.54 x 1.57)

Three piece suite comprising panel bath with glass shower screen and mains ran shower attachment over, push flush WC and wash hand basin. Tiling to the walls and floor, ladder-style towel radiator, double glazed window to the rear, spotlights.

OUTSIDE

To the front of the property there is a block paved front forecourt driveway providing off-street parking which continues providing access to the front entrance door. Separate space for bin storage, conifer hedgerow to the boundary line.

TO THE REAR

The rear garden is enclosed predominantly by timber fencing designed for straightforward maintenance being paved with artificial lawn, decorative gravel stone chippings and array of bushes and shrubbery.

DIRECTIONS

Proceed away from Ilkeston, passing Straw's Bridge in the direction of West Hallam continuing into the village of Stanley Common, before taking an eventual left hand turn before leaving the village towards Morley onto Glendon Street. Follow this road and take a right hand turn into the cul de sac of Andrews Drive and the property can be found on the right hand side, identified by our For Sale board.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.