



Scargill Road
West Hallam Ilkeston

burchell
edwards

Scargill Road West Hallam Ilkeston DE7 6LF

for sale offers in excess of
£230,000



Property Description

SEMI DETACHED HOME !! WEST HALLAM LOCATION !! THREE BEDROOMS !! CORNER PLOT !! DRIVEWAY AND GARAGE !! We at Burchell Edwards are delighted to offer to the market this charming semi detached home located in the heart of West Hallam and is ready for a new owner to love.

This charming home has been well maintained by the present owner and sits proudly in the heart of West Hallam and has easy access to all major road and transport links and within close distance to Ilkeston town centre with all major super markets and local shops as well as Ilkeston main line station. The home comprises of bright spacious living room, well equipped kitchen to the ground floor with the three good size bedrooms and the family bathroom on the first floor.

To the rear of the home is the private enclosed garden and to the front is ample parking for various vehicles and access to the garage.

We feel with what this home has to offer and the fantastic location really makes this a must see so please call Burchell Edwards today to arrange your viewing.

To The Front

Driveway to the side of the property leading to a garage. Entering the property via the UPVC front porch to a tiled entrance with a wooden door leading directly into the living room.

Living Room

Having a front aspect double-glazed window with solid wood flooring, a fitted radiator and a feature fireplace.

Kitchen

Having a rear aspect double-glazed window and door with laminate flooring and a radiator. Fitted with a selection of wall and base units with a stainless-steel sink and drainer unit, a gas hob and an electric oven with an overhead extractor and space for a washing machine and fridge freezer.



Bedroom One

Having a double-glazed front aspect window with fitted carpet, a radiator and benefits from having built-in wardrobes.

Bedroom Two

Having a double-glazed rear aspect window with fitted carpet, a radiator and benefits from having built-in wardrobes.

Bedroom Three

Having a double-glazed front aspect window with fitted carpet and a radiator.

Bathroom

Having a double-glazed rear aspect window with laminate flooring, Suite includes a panelled bath with an electric shower, a low-level WC and a handwash basin.

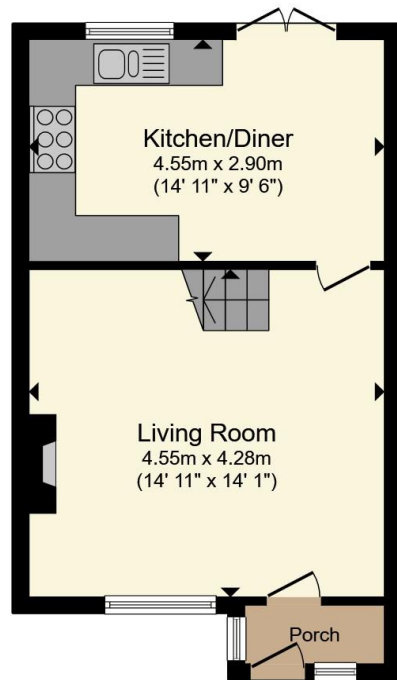
To The Rear

Patio area leading to a grass lawn with mature borders and side access.

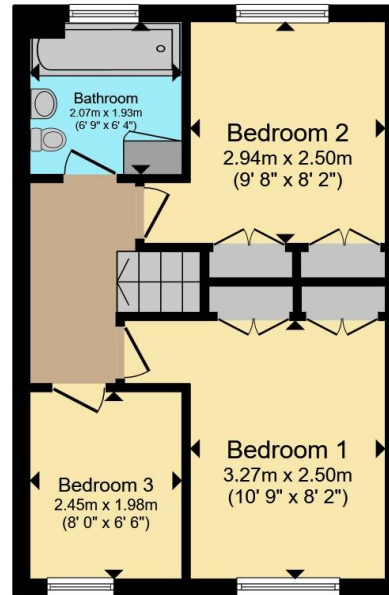




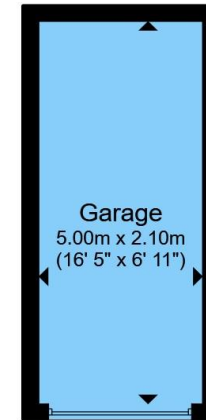




Ground Floor



First Floor



Garage

Total floor area 78.3 m² (843 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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21 Bath Street
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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/IST207399



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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