



113 Wirksworth Road

Kirk Hallam DE7 4GL

£160,000





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A spacious three-bedroom semi-detached family home situated on a generous plot with abundant potential for improvement and extension (STPP). The property features a welcoming lounge/diner, a fitted kitchen, first-floor bathroom & three bedrooms.

Externally, the property boasts a sizeable front garden & an expansive rear garden, perfect for outdoor activities & landscaping. There is a detached garage to the rear of the property with hardstanding area.

Located nearby is Pioneer Meadows Nature Reserve, with the Nutbrook Trail within walking distance, ideal for outdoor pursuits. The area benefits from excellent local amenities, reputable schools & strong road links, making it a desirable place to call home.

Kirk Hallam sits on the edge of Ilkeston, a much sought-after market town centrally located half way between Nottingham and Derby in the borough of Erewash and has a wide range of facilities. Ilkeston boasts its own railway station and is just 10 minutes from both junction 25 and 26 of the M1 motorway and has fantastic public transport links. Both Nottingham City hospital and the QMC Hospital are less than 30 minutes away.

This property requires an element of modernisation but offers so much potential and is offered to the market with no upward chain.







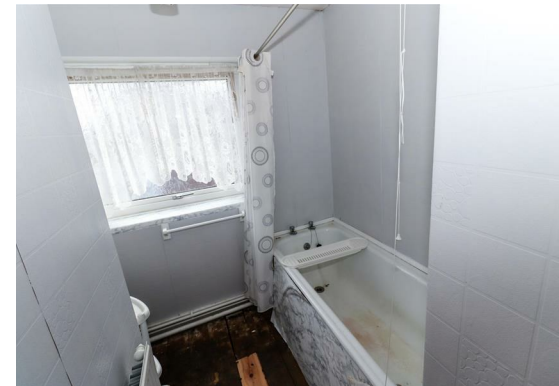
### Entrance Hallway

Doors off, stairs to first floor, radiator & double glazed window & door to the front elevation.

### Lounge/Diner

19'3" x 12'2" (5.87m x 3.71m)

Stone fireplace with gas fire, radiator, fitted carpet, double glazed window & patio doors lead onto the rear garden.



### Kitchen

13'4" x 7'10" (4.06m x 2.39m)

Wall, base & drawer units in white with laminate worktop over, stainless steel sink & drainer with mixer tap, free standing cooker, plumbed for washing machine, pantry cupboard, double glazed window to the front elevation & archway into rear lobby.

### Rear Lobby

7'11" x 3'1" (2.41m x 0.94m)

Wall mounted Worcester Bosh boiler, double glazed door to side elevation, power & lighting.



### Storage Room

10'6" x 4'3" (3.20m x 1.30m)

Wall & base cupboards with worktop, wooden door & frosted double glazed window to the rear elevation.

### First Floor Landing

Doors off, storage cupboard, loft hatch & frosted double glazed window to the front.



### Bedroom One

12'11" x 11'0" (3.94m x 3.35m)

TV point, radiator, carpet & double glazed window to the rear elevation.





### Bedroom Two

12'5" (max) x 10'8" (3.78m (max) x 3.25m)

Radiator, carpet & double glazed window to the rear elevation.

### Bedroom Three

9'0" x 7'8" (max) (2.74m x 2.34m (max))

Over stairs storage cupboard, radiator, carpet & double glazed window to the rear elevation.



### Bathroom

8'3" x 7'8" (2.51m x 2.34m)

Panelled bath, wash hand basin, radiator & frosted double glazed window to the front elevation.

### Separate WC

4'7" x 2'7" (1.40m x 0.79m)

Low flush WC, frosted double glazed window to the front elevation.

### Outside

#### Front

Lawned front garden with pathway to side, hedge & fence boundary.

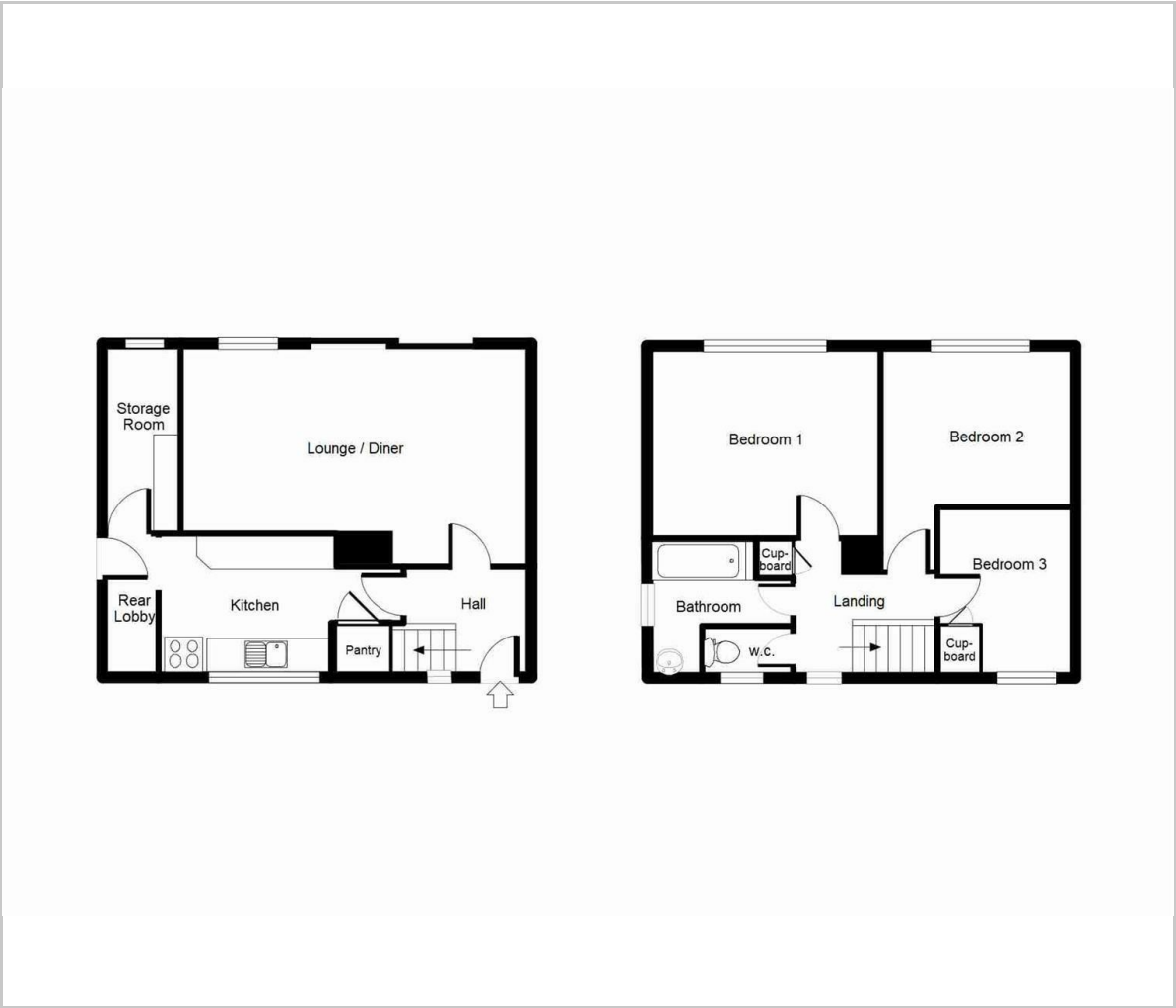
#### Rear Garden

Large rear garden with patio area, lawn areas, stocked borders, plants, trees & shrubs, drive with garage, wooden double gates, fence & hedge boundary.





Floor Plan



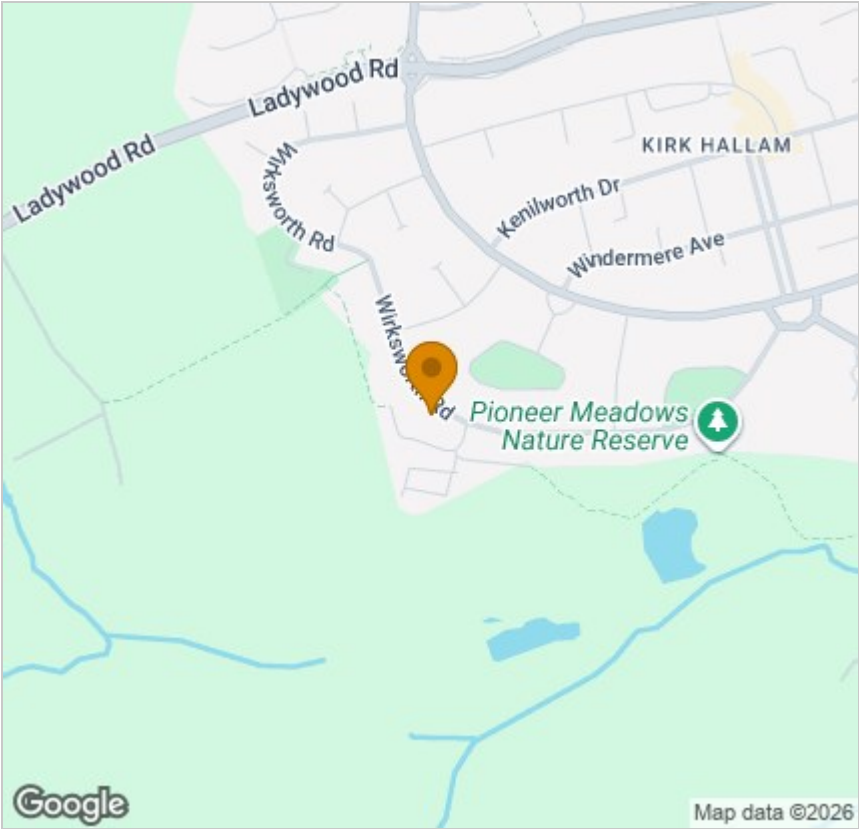
Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

