



Stratford Street, Ilkeston, Derby

**£175,000**



## Key Features

- 3 Bedrooms
- Semi Detached Home
- Private Rear Garden
- Driveway
- Vacant Possession
- No Onward Chain
- EPC rating C
- Freehold





Offered for sale with vacant possession and no onward chain, this well-presented three-bedroom semi-detached home occupies a convenient location close to local amenities, schools and transport links.

The accommodation begins with a welcoming entrance hall providing access to the principal ground floor rooms and staircase to the first floor. The spacious living room is positioned to the rear of the property and benefits from French doors opening directly onto the enclosed rear garden, creating a bright and inviting space ideal for both everyday living and entertaining. The fitted kitchen offers a range of wall and base units with integrated oven and hob, ample worktop space and room for additional appliances.

To the first floor, the property offers two well-proportioned double bedrooms, a generous single bedroom which would also make an ideal nursery or home office, and a family bathroom fitted with a three-piece suite.

Outside, the property enjoys a driveway providing off-road parking to the side, gated access to the rear and an enclosed

garden predominantly laid to lawn with paved seating areas and a useful timber shed.

This fantastic home offers excellent potential for first-time buyers looking to step onto the property ladder, growing families seeking additional space or investors searching for a ready-to-let opportunity.

### External Front

The property is set behind a low-maintenance front garden enclosed by a brick wall with a pathway leading to the entrance door. A driveway to the side provides off-road parking and gated access to the enclosed rear garden.

### Entrance Hall

A welcoming entrance hall with laminate flooring, radiator, useful under stairs storage cupboard and staircase rising to the first floor, with doors leading to the living room and kitchen.

### Living Room

A spacious and light-filled reception room featuring laminate flooring and French doors opening directly onto the rear garden, creating a wonderful indoor-outdoor feel and providing an excellent space for relaxing or entertaining guests.





## Kitchen

Fitted with a range of matching wall and base units with complementary work surfaces incorporating a sink and drainer. The kitchen benefits from an integrated oven with four-ring gas hob and extractor hood over, space for additional appliances and a window overlooking the front elevation, making it both practical and functional for everyday use.

## Landing

Providing access to all three bedrooms and the family bathroom, with loft access and natural light from the stairwell.

## Bedroom One

A spacious double bedroom overlooking the rear garden with ample room for wardrobes and additional bedroom furniture.

## Bedroom Two

A well-proportioned double bedroom situated to the front of the property, offering plenty of space for freestanding furniture.

## Bedroom Three

A generous single bedroom overlooking the front elevation, ideal as a child's bedroom, nursery, dressing room or home office.

## Family Bathroom

Fitted with a three-piece suite comprising a panelled bath with shower attachment, pedestal wash hand basin and low-level WC, complemented by tiled splashbacks and an obscured window providing natural light.



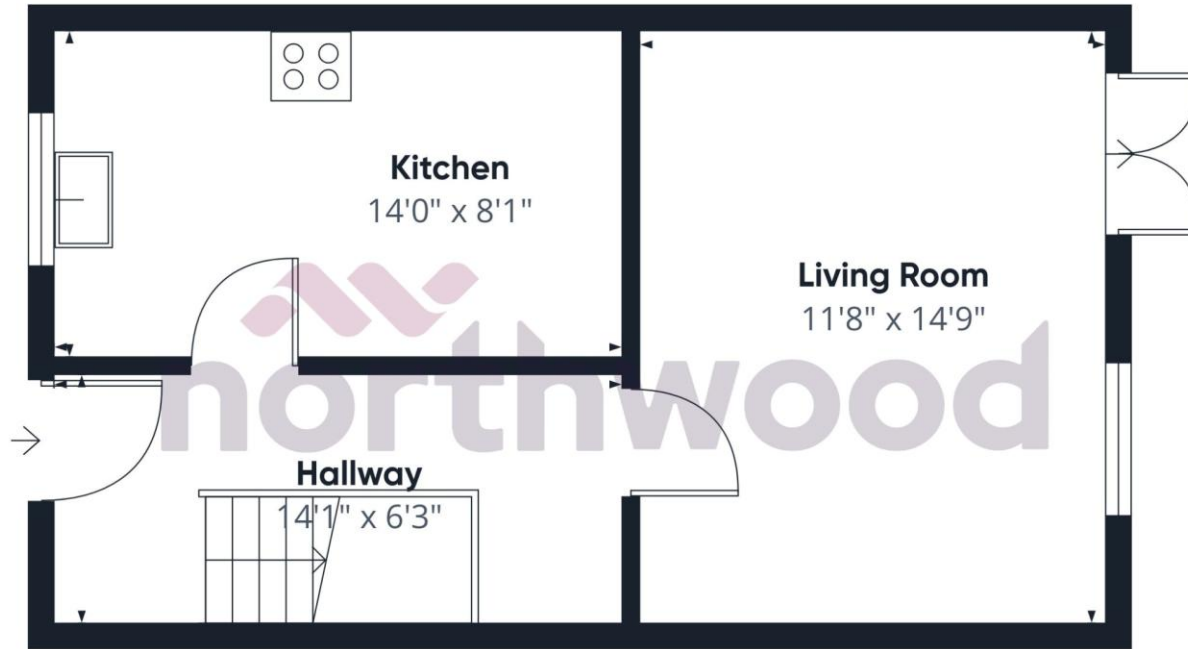
## Rear Garden

The enclosed rear garden is predominantly laid to lawn with paved seating areas, enclosed by fencing and brick walls for privacy. A timber shed provides useful external storage, while the garden offers an ideal space for children, pets or outdoor entertaining.

## Disclaimer

In line with AML regulations, Northwood (Derbyshire) Ltd must verify all purchasers' identities. The cost is £35 + VAT (£42 inc. VAT) per person, payable to our verification partner before a sale can be agreed. These particulars are issued in good faith but do not form part of any offer or contract. Details should be independently verified. Measurements are approximate, and services or appliances have not been tested. Buyers should make their own enquiries or surveys. Please contact us for clarification if travelling some distance to view.





Approximate total area<sup>(1)</sup>  
731 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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