



Dorterry Crescent
Ilkeston, Derbyshire DE7 4DT

Guide Price £75,000 Freehold

A THREE BEDROOM SEMI DETACHED
HOUSE.



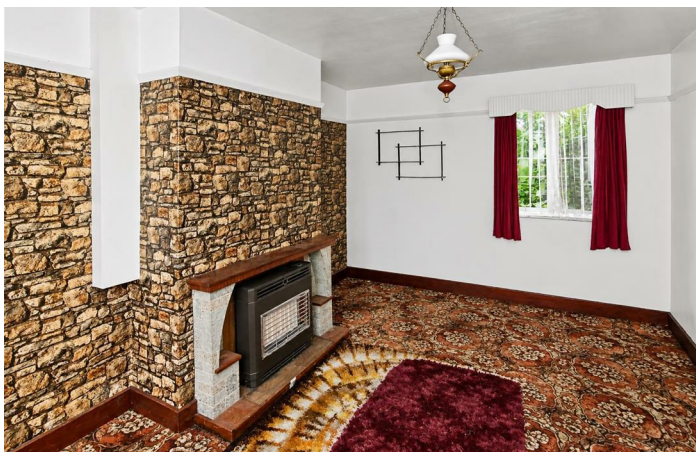
Offered for sale by public auction on the 25th June 2026.

A traditional three bedroom semi detached house requiring total modernisation and improvement.

Situated at the head of this small cul de sac and set back from the road with the provision for off-street parking. The property sits on a generous garden plot, although somewhat overgrown.

The accommodation comprises entrance hall, lounge, kitchen, ground floor bathroom, rear lobby with access to WC, and door to lean-to. To the first floor, the landing provides access to three bedrooms.

Situated in this popular and established residential suburb, close to the town centre of Ilkeston. There is a good level of local amenities and schools for all ages nearby. The property, once modernised, would suit first time buyers, young families and also offers a great long term buy to let opportunity. For now, it requires a total program of modernisation and improvement which is reflected in the competitive price guide.



ENTRANCE HALL

Front entrance doors, stairs to the first floor, doors to lounge and kitchen.

LOUNGE

15'6" into bay x 10'9" (4.73 into bay x 3.28)
Windows to the front and rear.

KITCHEN

10'1" x 8'5" (3.09 x 2.58)
Belfast sink unit, window to the front, door to bathroom and door to rear lobby.

BATHROOM

Two piece suite comprising wash hand basin, cast iron bath. Window.

REAR LOBBY

Door to lean-to, walk-in storey cupboard and door to WC.

WC

Housing a high flush WC. Window.

FIRST FLOOR LANDING

Windows, doors to bedrooms.

BEDROOM ONE

13'8" x 10'7" (4.17 x 3.24)
Original cast iron fireplace, windows to the front and rear.

BEDROOM TWO

10'2" x 7'1" (3.12 x 2.17)
Window to front.

BEDROOM THREE

7'5" x 6'9" (2.28 x 2.06)
Window to rear.

OUTSIDE

The property is situated at the head of a small cul de sac with the provision for off-street parking, although the garden is somewhat overgrown to the front obscuring this. The rear garden is of a generous size, although somewhat overgrown.

AUCTION DETAILS

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

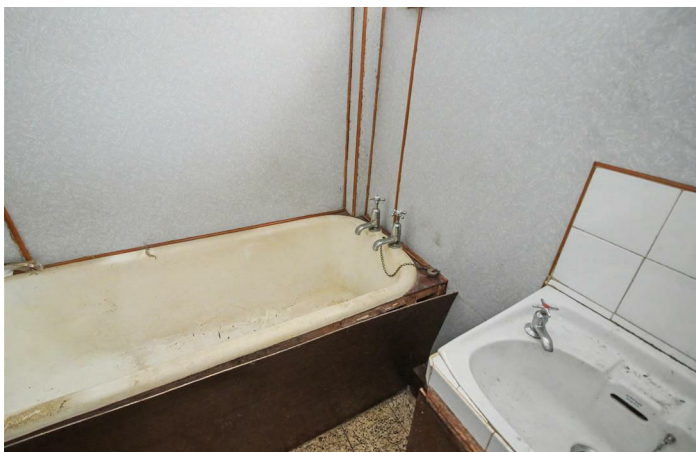
Additional Information

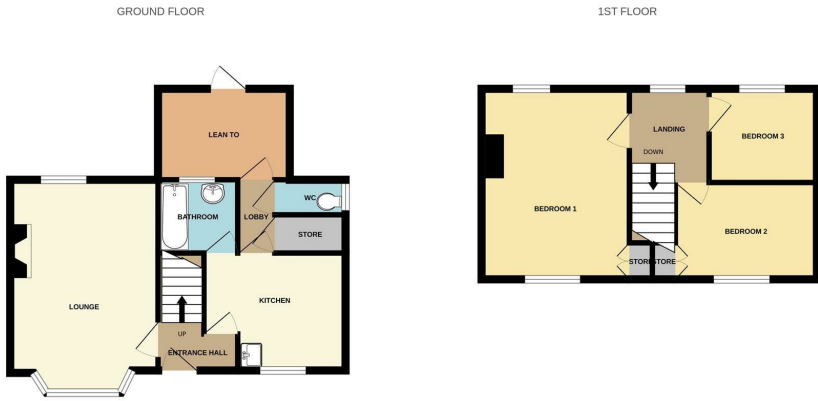
For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

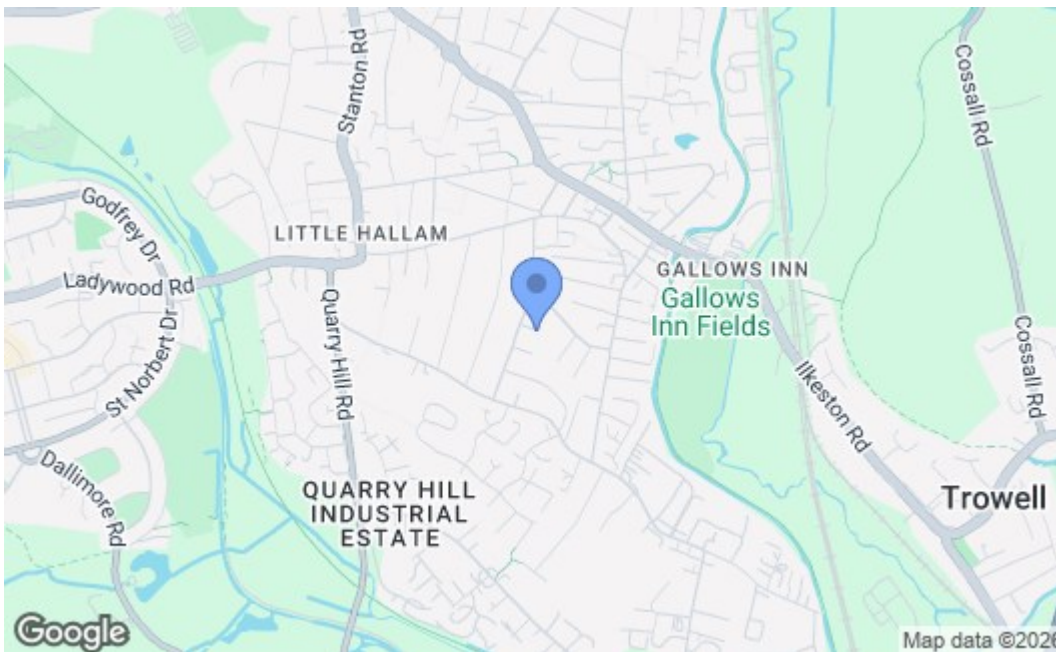
Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 (CO₂) Rating			
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.