



**60 Scargill Road, West Hallam, Ilkeston, DE7 6LF**  
**£190,000**

### ENTRANCE [PORCH]

Access to living room

### LIVING ROOM

upvc double glazed bay window to front elevation.

### KITCHEN DINING ROOM

Recently refitted by the current owner with a range of wall and base units with matching drawers, integrated appliances to include oven, hob and extractor over, fridge freezer, space and plumbing for washing machine and integrated wine fridge. Work tops with sink and drainer and brick laid splash back tiling. Upvc double glazed window over looking the rear garden and french doors giving access to the rear garden.

### FIRST FLOOR LANDING

Loft access, carpet flooring

### BEDROOM

Double glazed window, carpet flooring

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Double glazed window, carpet flooring

### BATHROOM

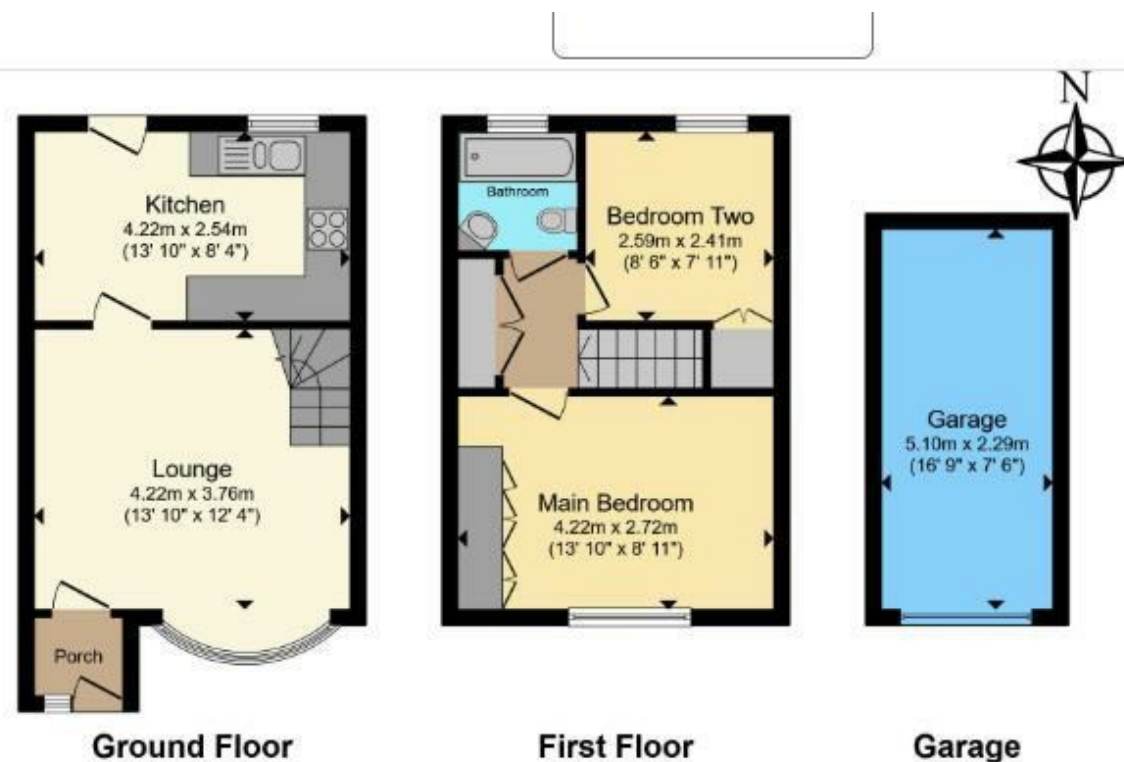
Matching white bathroom suite, tiled surrounds

### REAR GARDENS

Laid to lawn and fully enclosed

### GARAGE & PARKING

Single garage with parking space



Total floor area 68.1 m<sup>2</sup> (733 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.focalagent.com