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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

St. Wilfrids Road, West Hallam, Ilkeston, Derbyshire , DE7 6HH
£325,000



FEATURES:

- SEMI DETACHED
- THREE BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- MANY ORIGINAL FEATURES
- TWO RECEPTION ROOMS
- FIELD VIEWS TO THE REAR
- SOUGHT AFTER LOCATION IN WEST HALLAM
- CLOSE TO SCHOOLS AND AMENITIES
- GAS CENTRAL HEATED
- AMPLE OFF STREET PARKING FOR 4 / 5 CARS

COUNCIL TAX BAND: C EPC RATING: F

Entrance Porch

UPVC door to entrance hallway.

Entrance Hallway

Stairs rising to the first floor, original flooring, doors to lounge, dining room, kitchen, radiator.

Lounge

4.01 m x 3.73 m (13'2" x 12'3")

Beautiful light and airy room with UPVC bay window with Shutter blinds to front with fitted shutters to the windows, radiator, tv point.

Dining Room

3.75 m x 3.51 m (12'4" x 11'6")

UPVC patio doors to the rear aspect, with fitted electric blinds, radiator, original floorboards. Dining room furniture is open to negotiation.

Kitchen

3.72 m x 2.10 m (12'2" x 6'11")

UPVC windows to side and rear, UPVC door to side aspect, beautiful Newly fitted kitchen with base and wall units with work top, belfast sink unit, integrated oven, hob and extractor above, integrated fridge and freezer and washing machine, part tiled walls, tiled flooring, under stairs storage cupboard.

First floor landing

UPVC window with stained glass to the side aspect, doors to bedrooms and bathroom.

Bedroom One

4.17 m x 3.64 m (13'8" x 11'11")

UPVC large bay window to front aspect with fitted shutter blinds, radiator, coved ceilings, bedroom furniture is open to negotiation.

Bedroom Two

3.78 m x 3.55 m (12'5" x 11'8")

UPVC window to rear aspect, enjoying beautiful views over the fields to the rear, radiator.

Bedroom Three

2.17 m x 2.24 m (7'1" x 7'4")

UPVC window to front with fitted shutter blinds, radiator.

Bathroom

UPVC window to rear, double shower cubicle, hand wash basin, storage cupboard housing the boiler.

WC

UPVC window to side, WC.

Outside

To the front of the property is a block paved driveway providing ample off street parking, double gates leading to a further area which could be used for further parking leading to a detached garage, gated access to the rear garden.

To the rear of the property is a recently landscaped garden having paved area, lawned garden, shrubs and borders, being enclosed via panelled fencing and enjoying the field views to the rear.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
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