



move
LETTINGS



£145,000

3 Bedroom Semi-Detached House for sale
186 PARK ROAD, ILKESTON



EweMove
SALES AND LETTINGS



Overview

ATTENTION FIRST TIMES BUYERS AND INVESTORS

Get on that property ladder today , Viewing highly recommended!! Don't let this one pass you by!!



Key Features

- No Upward Chain
- Two Reception Rooms
- Great Transport links
- First time buyers
- Huge Potential
- Great investment opportunity
- Move up the ladder



GET ON THE PROPERTY LADDER !!

****No Upward Chain | High Rental/Resale Potential And first time buyers Dream!!**

A fantastic opportunity to acquire a traditional semi-detached home on the sought-after Park Road. Currently a spacious two/three-bedroom property, making it an ideal choice for growing families.

Living Space: Bright front lounge, separate central dining room, and a practical galley kitchen and sun trap of courtyard garden

Convenience: Ground floor WC and first-floor family shower room. Outdoor Living Private, enclosed ****west-facing garden**** with a secure side entrance. **Future Proof:** Lots of potential **Location & Amenities**

Schools: Excellent proximity to Chaucer Junior School and Ormiston Ilkeston Enterprise Academy (both within walking distance).

Transport: Superb links with Ilkeston Train Station nearby, providing quick access to Nottingham, Derby, and Sheffield. Frequent bus services (trentbarton) run nearby. **Local Life:** Just a short stroll to Victoria Park, the Erewash Museum, and the bustling Marketplace. Major supermarkets like Tesco Extra and Aldi and Marks are only minutes away.

We are required by law to conduct anti-money laundering checks on all those buying a property. These will be completed by an outsourced partner supplier who will send you a link to complete an online ID and verification check. We will advise you of the cost of these checks before confirming the acceptance of your offer. The cost covers obtaining the relevant data, any manual checks needed and any monitoring that might be required. The fee will need to be paid by you in advance of the memorandum of sale being issued for the property.

Lounge

11' 4" x 11' 6" (3.45m x 3.51m)

Stepping through the front door, you are greeted by a bright and inviting lounge that sets the tone for the rest of the home. This well-proportioned reception room features a large window that floods the space with natural light, making it the perfect spot for relaxing and unwinding.

The layout offers plenty of flexibility for various furniture configurations, while its position at the front of the property provides a sense of privacy from the main living areas. It's a clean, neutral canvas-ready for a new owner to add their personal touch

Dining Area

15' 9" x 11' 6" (4.80m x 3.51m)

Located at the center of the property, the spacious dining room serves as a versatile hub for family life and entertaining. This generous reception room offers ample space for a large dining suite, making it the ideal setting for everything from quick weekday meals to formal dinner parties.

The room features a direct link to the galley kitchen and the upstairs bedrooms, creating a seamless flow throughout the house. With its neutral decor and central position, it provides a cozy yet open feel that connects the front lounge to the rear garden access.

Kitchen

9' 0" x 6' 3" (2.74m x 1.91m)

Located to the rear of the property, the galley-style kitchen is designed for maximum efficiency. It features a range of wall and base units providing ample storage and workspace for the home cook. Large windows overlook the private rear garden, ensuring the space feels bright and airy while you work.

Notably, the kitchen houses the modern combination boiler, which has been well-maintained and provides efficient heating and hot water throughout the home

WC

4' 11" x 3' 3" (1.50m x 0.99m)

Discreetly located off the kitchen, this practical ground-floor cloakroom features a low-level WC and provides direct access to the enclosed rear garden. It's an essential addition for busy households and perfect for guests when entertaining outdoors.

Bedroom 1

11' 4" x 11' 8" (3.45m x 3.56m)

The main bedroom is a standout feature of the first floor, stretching across the front of the property. This impressively sized double room benefits from large windows that invite plenty of natural light, creating an airy and restful atmosphere.

With more than enough space for a king-sized bed, large wardrobes, and additional furniture, it serves as a true sanctuary. Its position at the front of the house ensures a quiet, elevated outlook over Park Road.

Bedroom 2

12' 3" x 11' 7" (3.73m x 3.53m)

The second bedroom is another well-proportioned double, offering a peaceful outlook over the private west-facing garden. Its position at the rear of the house makes it an ideal quiet space, whether used as a guest room, a generous child's bedroom, or a large home office.

This room is currently bathed in afternoon sunlight thanks to its western orientation, making it feel warm and inviting throughout the day.

Shower Room

5' 6" x 6' 5" (1.68m x 1.96m)

The property features a well-maintained first-floor shower room, currently fitted with a walk-in shower cubicle, wash hand basin, and low-level WC. Large windows provide excellent ventilation and natural light, making this a functional and bright space for the household.

Rear Garden

The property features a beautifully maintained, fully paved rear garden, designed for those who prefer outdoor relaxing over high-maintenance gardening. Its west-facing aspect ensures you capture the best of the afternoon and evening sun, making it the perfect spot for summer BBQs and alfresco dining.

Bedroom 3

9' 3" x 6' 5" (2.82m x 1.96m)

Perfect for a first-time buyer or a growing family, this versatile third bedroom offers a peaceful retreat with a lovely view over the rear garden and yard. It is a bright, functional space that works equally well as a child's room, a nursery, or a quiet home office for those working from home. This practical addition

Floorplans



Floorplans



Approximate total area⁽¹⁾
375 ft²

(1) Excluding balconies and terraces

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

GRAFFE360



Floor 1

Floorplans



EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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01156 973 908 (24/7)
nuthall@ewemove.com



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