

**183 Hallam Way, Ilkeston, Derbyshire DE7 6PP**



**£199,950**

## 183 Hallam Way, Ilkeston, Derbyshire DE7 6PP

Margi Willis Estates are delighted to offer to the market this detached home offered with no upward chain involved. The accommodation comprises: Entrance porch, lounge-diner and kitchen to the ground floor and to the first floor there are three bedrooms and family bathroom. Outside: The property is situated on a corner plot with driveway and integral garage at the front of the property and garden at the rear.

### Entrance Porch

With double glazed entrance door to the front elevation, leaded double glazed window to the side elevation, gas and electric meters tiling to the floor, internal entrance door leading to the kitchen.

### Kitchen

12'8" x 9'8" (3.86m x 2.95m)

Comprising a range of wall, base and drawer units incorporating working surfaces over, wall mounted double oven, five ring gas hob with extractor hood over, plumbing for automatic washing machine and dishwasher, pantry with light and power and vent for a tumble drier, leaded double glazed window to the front elevation, door leading to the lounge-diner.

### Lounge-Diner

17'6" x 11'2" (5.33m x 3.40m)

With feature fireplace with living flame gas fire, wall light point, leaded double glazed window to the rear elevation, leaded double glazed french door leading to the rear garden, radiator, laminate floor covering, stairs leading up to the first floor landing.

### Landing

With access to the loft, radiator, airing cupboard housing tank.

### Bedroom One

11'6" x 9' (3.51m x 2.74m)

With leaded double glazed window to the front elevation, radiator, laminate floor covering.

### Bedroom Two

13' x 8'5" (3.96m x 2.57m)

With leaded double glazed window to the rear elevation, radiator.

### Bedroom Three

9' x 8'8" (2.74m x 2.64m)

With leaded double glazed window to the rear elevation, radiator.

### Family Bathroom

Comprising a four piece suite of low level w.c, pedestal wash hand basin, free-standing slipper bath, tiled shower cubicle with mains fed shower over, spotlighting to the ceiling, radiator, tiling to the walls, laminate floor covering.

### Outside

The property is on a corner plot location with driveway and integrated garage at the front elevation, at the rear there is a paved and lawned garden.

### About West Hallam

West Hallam is a popular, picturesque village in Derbyshire which boasts a host of amenities including: Tesco express, two doctors surgeries, a variety of take-aways, village public house, estate agent, beauty salon and hairdresser. The village is extremely popular with all demographics, families who wish. The local Primary and Secondary schools are well regarded and The Village holds many community events, the most popular and well known is the well dressings which are held in the heart of the village in the month of July. It is an ideal commuter base for Derby, Nottingham, the M.1 Motorway and the A38. Shipleigh Country Park is close by and is very popular with walkers, ramblers and horse riders.

### Anti Money Laundering Regulations

All intending purchasers of a property being marketed by Margi Willis Estates will be required to provide copies of their personal identification documentation to comply with the current money laundering regulations. We ask for your prompt and full co-operation to ensure there is no delay in agreeing the sale of a property.



### **Conveyancing**

We can provide you with a conveyancing quotation for your sale and/or purchase upon request. MWE is partnered with Move With Us Ltd. conveyancing, a referral fee is paid upon completion only, which is one hundred and eighty one pounds (this includes completion fees and Incentives)

### **Disclaimer**

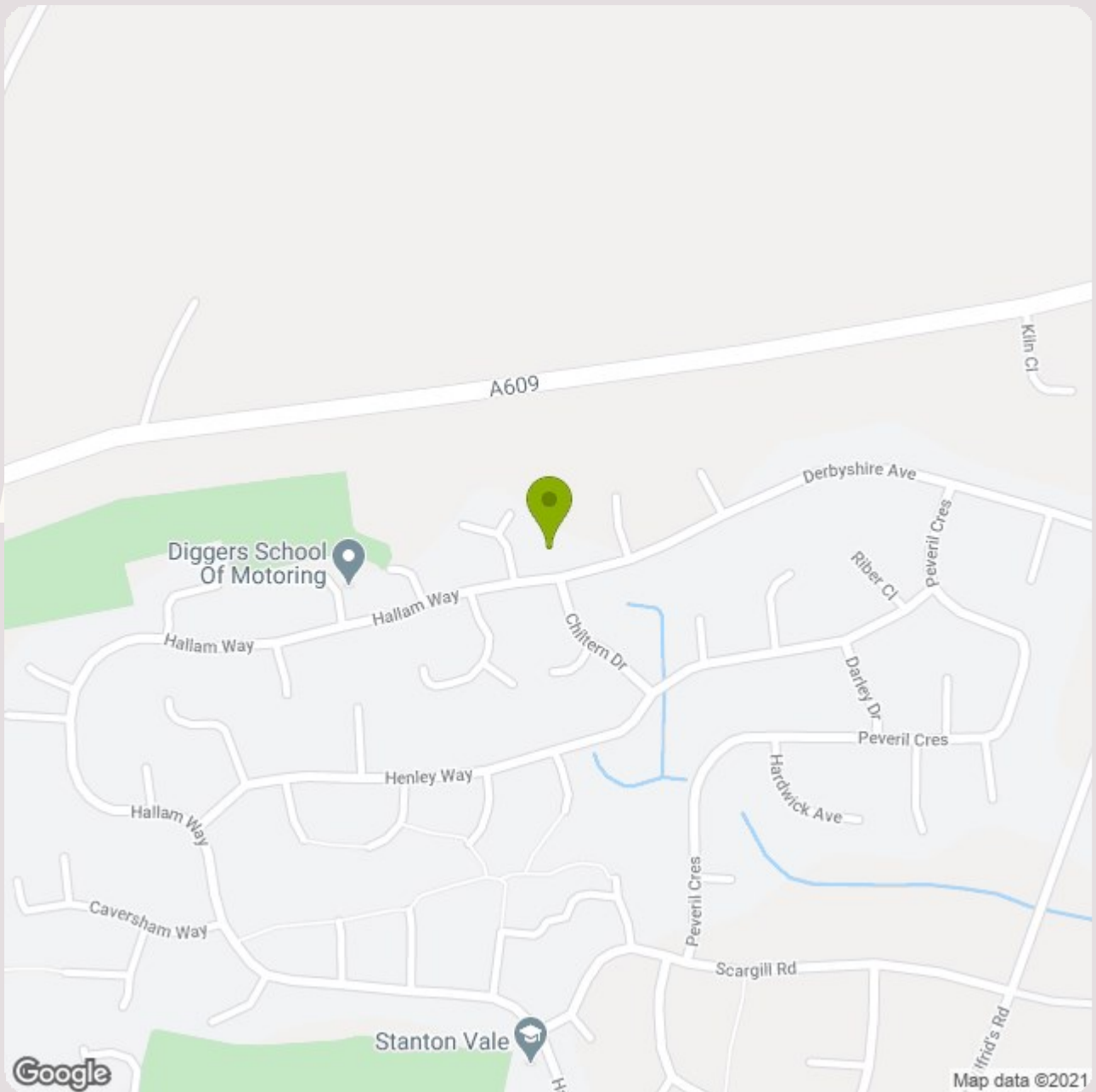
Please note: These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Margi Willis Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property

### **Our View**

This property will suit many potential buyers; first time buyers, families and investors, due to its condition, location and the plentiful parking. West Hallam is a Conservation Village which is surrounded by beautiful Derbyshire countryside whilst also benefiting from excellent road and transport links to Derby & Nottingham. The Village boasts a wealth of housing stock to suit all budgets and requirements, the local amenities include shops & beauty salons, and - of course - us, Margi Willis Estates, the villages' own independent Estate Agency, serving the housing needs of the local community. West Hallam is also in catchment for the highly regarded local primary and secondary schools, which further enhances the overall appeal of the village. So, for nature lovers, families, investors, commuters and everyone else in between, West Hallam is the ideal location.

### **Viewing This Property**

Viewing this property is strictly by appointment only through Margi Willis Estates. Contact us: 0115 9305555 [sales@margiwillis.co.uk](mailto:sales@margiwillis.co.uk) You can also contact us on Facebook and Twitter.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	