

5 Noskwith Street, Ilkeston, Derbyshire DE7 4BX



£205,000

5 Noskwith Street, Ilkeston, Derbyshire DE7 4BX

Margi Willis Estates are delighted to offer to the market this immaculate three storey town house. The accommodation comprises: Entrance hallway, guest cloaks-w.c, lounge and kitchen to the ground floor and to the first floor there are three bedrooms and a family bathroom and to the second floor there is the master bedroom with dressing room and en-suite shower room. Outside there is a driveway and garage at the side and at the rear there is an enclosed garden. Internal viewing is essential to appreciate the quality accommodation on offer.

Entrance Hallway

With composite entrance door to the front elevation, radiator, stairs leading up to the first floor landing.

Guest Cloaks-W.C

Comprising a two piece suite of low level w.c, pedetal wash hand basin, chrome towel rail, part tiled walls, laminate floor covering.

Lounge

16' x 15'2" reducing to 11'8" (4.88m x 4.62m reducing to 3.56m)

With double glazed french door and window to the rear elevation, radiator, under the stairs storage cupboard.

Breakfast Kitchen

10'2" x 9' plus bay (3.10m x 2.74m plus bay)

Comprising a range of wall, base and drawer units incorporating working surfaces over, one and a half bowl sink unit with mixer tap over and tiled splash backs, integrated oven, hob and extractor fan and fridge-freezer, plumbing for automatic washing machine and dishwasher, radiator, double glazed bay window to the front elevation.

First Floor Landing

With airing cupboard housing tank, stairs leading to the second floor landing.

Bedroom Two

14'6" x 8'4" (4.42m x 2.54m)

With fitted wardrobe, radiator and double glazed window to the front elevation.

Bedroom Three

12' x 8'3" (3.66m x 2.51m)

With fitted wardrobe, radiator and double glazed window to the rear elevation.

Bedroom Four

8'8" x 6'2" (2.64m x 1.88m)

With fitted wardrobe, radiator, double glazed window to the front elevation.

Family Bathroom

Comprising a three piece suite of low level w.c, pedestal wash hand basin, paneled bath with mixer tap shower attachment and galzed shower screen, radiator, double glazed window to the rear elevation.

Second Floor Landing

With access to the loft space.

Master Bedroom

17'4" x 14'9" reducing to 11'4" (5.28m x 4.50m reducing to 3.45m)

With fitted wardrobe, over the stairs storage cupboard, radiator, double glazed window to the front elevation.

Dressing Area

9'2" x 6'2" (2.79m x 1.88m)

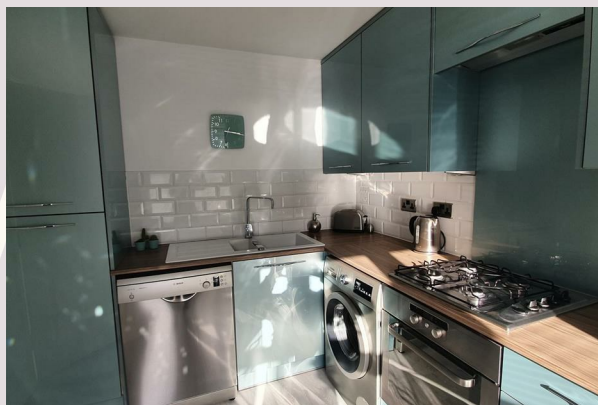
With fitted wardrobe, double glazed velux window to the rear elevation, radiator.

En-Suite Shower Room

Comprising a three piece suite of low level w.c, pedestal wash hand basin, tiled shower cubicle with mains fed shower over, chrome towel rail, double glazed velux window to the rear elevation.

Outside

To the front of the property there is a small paved area, to the side there is a driveway leading to the garage. At the rear there is a pleasant enclosed garden with lawned, paved and decked areas and a gate leading to the side elevation.



Agents Note

Please note that there is a burglar alarm fitted at the property.

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

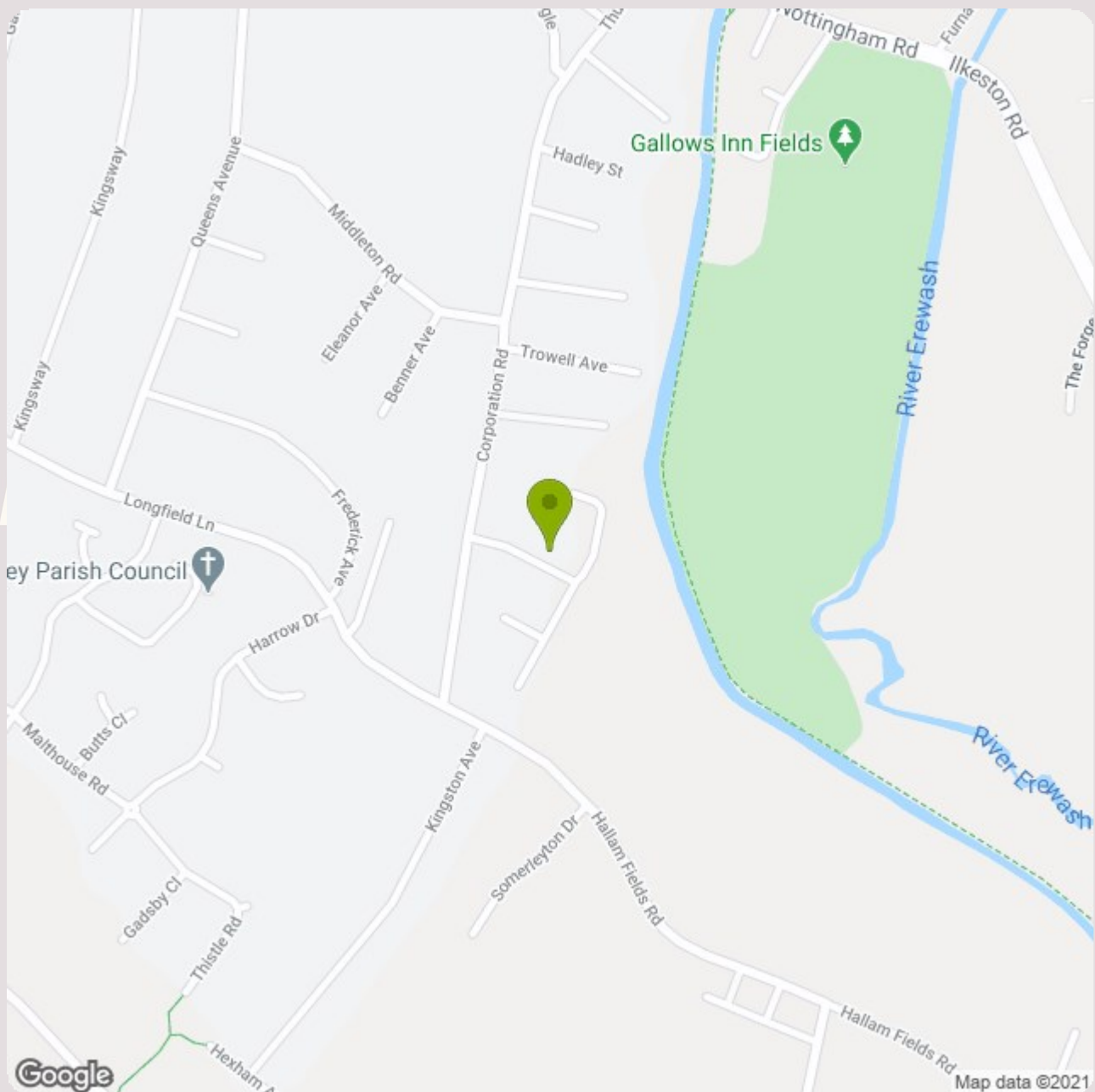
Mortgage Advice

Independent Mortgage Advice is available through our Mortgage Advisor. Please contact us for further information. PLEASE NOTE: Your home may be at risk of repossession if you do not keep up repayments on your mortgage.

Viewing This Property

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	80	
(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 (CO ₂) Rating		
	Current	Potential
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 	