

19 Nelper Crescent, Ilkeston, Derbyshire DE7 4DU



£154,950

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Margi Willis Estates are delighted to offer to the sales market this well presented semi detached home situated in this popular location. The accommodation comprises: Entrance hallway, ground floor bathroom, lounge and dining kitchen to the ground floor and to the first floor there are three bedrooms. Outside the property is on a good sized plot overall with gardens to the front, side and rear and a driveway providing off the road car standing.

Entrance Hallway

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

Bathroom

Comprising a three piece suite of low level w.c, pedestal wash hand basin, paneled bath with mixer tap shower attachment, two double glazed windows to the front elevation, radiator, tiling to the floor.

Lounge

15'7" x 10'6" (4.75m x 3.20m)

With double glazed bay window to the front elevation, radiator, double glazed window to the rear elevation.

Dining Kitchen

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, belling range cooker, under the stairs storage cupboard with power point, double glazed window and door to the rear elevation.

First Floor Landing

With double glazed window to the rear elevation.

Bedroom One

14'2" x 10'7" (4.32m x 3.23m)

With double glazed windows to the front and rear elevations, radiator.

Bedroom Two

13' x 6'9" (3.96m x 2.06m)

With fitted wardrobe having storage cupboard at the side housing the combination gas boiler, radiator, double glazed window to the front elevation.

Bedroom Three

9'2" x 7'3" (2.79m x 2.21m)

With radiator, double glazed window to the rear elevation.

Outside

The property is situated on a corner plot location with driveway to the front elevation and gardens to three sides.

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

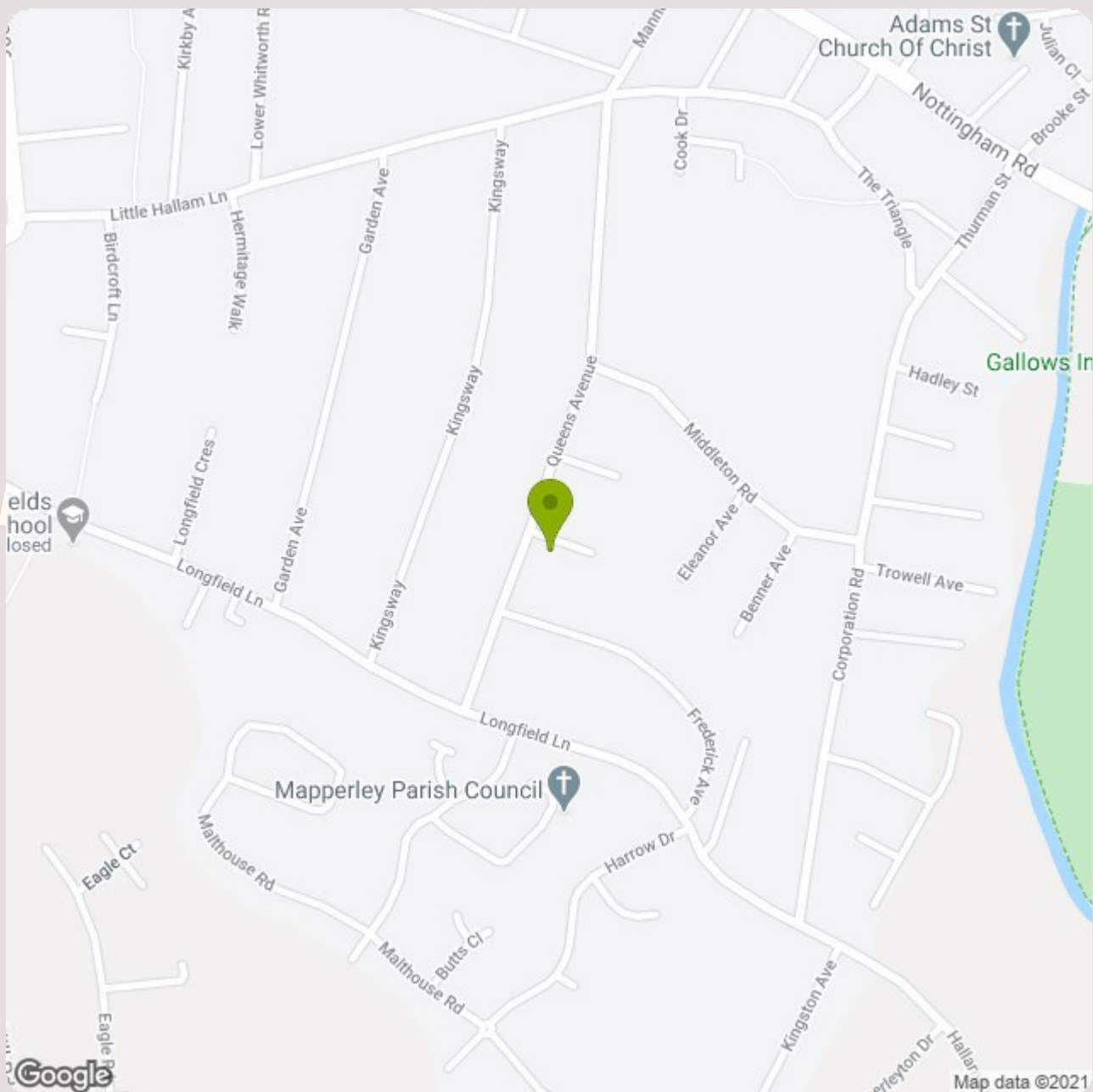
Mortgage Advice

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		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(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 	