



Fairview Villas, 63 Lower Stanton Road  
Ilkeston, DE7 4LR

**Offers Over £150,000 Freehold**

A FULLY REFURBISHED AND RENOVATED  
TWO BEDROOM, BAY FRONTED MID  
TOWN HOUSE



ROBERT ELLIS ARE DELIGHTED TO BRING TO THE MARKET, WITH NO UPWARD CHAIN, A FULLY RENOVATED AND REFURBISHED, TWO BEDROOM, BAY FRONTED MID TERRACED HOUSE, SITUATED ONLY A SHORT DISTANCE AWAY FROM ILKESTON TOWN CENTRE.

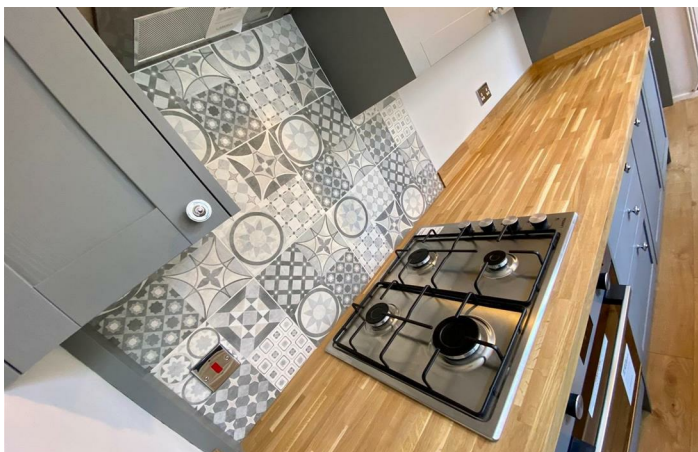
With accommodation over two floors comprising spacious entrance hallway, bay fronted living room, dining room with French doors opening out to the rear garden, refitted kitchen and ground floor w.c. The first floor landing then provides access to two bedrooms and a fully refitted bathroom.

Externally, there is also a generous garden to the rear.

Other benefits to the property include gas fired central heating, UPVC double glazing, and recent redecoration, and refurbished throughout including new floor coverings.

The property itself would make an ideal first time buy or young family home as it provides access to the amenities and services within Ilkeston town centre, as well as schooling, healthcare needs and transport links.

We highly recommend an internal viewing to fully appreciate the refurbishment works carried out by the current owners.



## ENTRANCE HALL

16'10" x 2'10" (5.14 x 0.87)

UPVC panel and double glazed front entrance door, radiator, oak style wooden flooring, door to lounge, opening to dining room and useful understairs storage cupboard with shelving and lighting.

## LOUNGE

14'4" x 11'4" (4.39 x 3.47)

Double glazed bow window to the front, radiator, t.v. point, feature tiling around the open chimney breast and meter cupboard housing the electricity meters.

## DINING ROOM

14'9" x 12'9" (4.5 x 3.9)

Oak style wooden flooring matching the hallway, double glazed full height French doors opening out to the rear garden, radiator, tiled fireplace with open chimney breast, matching the front room, door and staircase to first floor and opening to:

## KITCHEN

12'7" x 6'5" (3.85 x 1.96)

Newly fitted comprising a range of matching fitted base and wall storage cupboards with butchers block style square edge work surfacing incorporating Belfast sink unit with central swan-neck mixer tap, fitted four ring gas hob with oven beneath and extractor over with feature tiled splashbacks, space for American style fridge/freezer, inbuilt washing machine, double glazed window to the side, UPVC panel and double glazed door to garden, oak effect wooden flooring matching the dining room and door to:

## CLOAKS/W.C.

4'10" x 2'11" (1.48 x 0.9)

Refitted two piece suite comprising push-flush w.c. and wash hand basin with mixer tap and tiled splashbacks, feature floor tiling, radiator and double glazed window to the side.

## FIRST FLOOR LANDING

Radiator and doors to both bedrooms and bathroom.

## BEDROOM 1

14'8" x 12'11" (4.49 x 3.94)

Radiator, double glazed window to the front, tiled fireplace within open chimney breast, matching that of the lounge and dining room.

## BEDROOM 2

12'10" x 11'6" (3.92 x 3.51)

Double glazed window to the rear, radiator and useful over the stairs fitted storage cupboard with fixed shelving and loft access point.

## BATHROOM

12'6" x 6'2" (3.82 x 1.9)

Refitted modern four piece suite comprising tiled and enclosed shower cubicle with Mira electric shower, push-flush w.c. and wash hand basin with mixer tap, tiled splashbacks and storage cupboards beneath. Bath with Victorian style mixer tap, hand held shower attachment and matching tiled splashbacks. Boiler cupboard housing the Baxi gas fired central heating combination boiler with soft-closing cupboard door, two double glazed windows to the side and chrome heated ladder towel radiator.

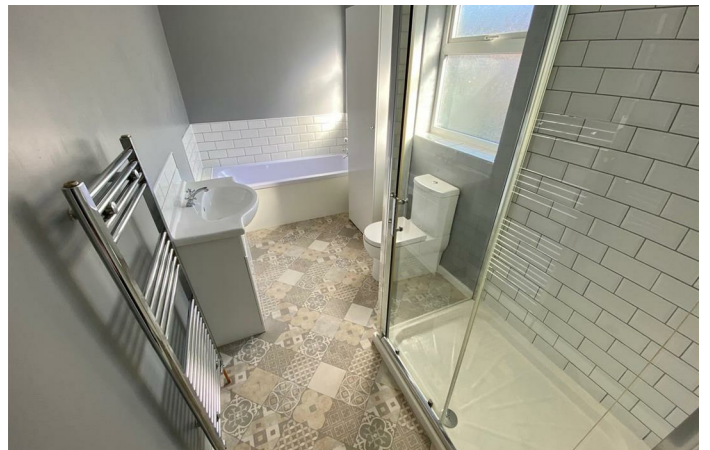
## OUTSIDE

To the front of the property is an area of decorative plum slate chippings and paved pathway providing access to the front entrance door. The rear garden is of a generous size, having been recently landscaped including relaid turf. There is an initial paved patio area, ideal for entertaining, with raised and planted flower beds, leading onto a lawn section with central raised planted flowers and to the rear of the garden is a recently laid timber deck with matching fencing behind providing an ideal afternoon entertaining space.

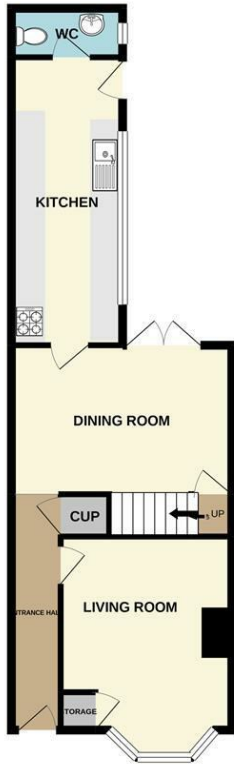
## DIRECTIONAL NOTE

From the central Ilkeston island, proceed away from the town centre along Stanton Road and continue onto Lower Stanton Road. The property can then be found on the left hand side identified by our For Sale Board, prior to the bend in the road.

Ref: 7047nh



GROUND FLOOR



1ST FLOOR



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 for 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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