



13 Wilmot Street, Ilkeston

Offers in Region of £180,000

 HORTONS

# 13 Wilmot Street

Ilkeston, Ilkeston

A delightful opportunity presents itself with this charming three bedroom semi-detached property, boasting traditional appeal and modern comforts. The spacious layout spread over three floors offers versatility and practicality for a growing family or a professional couple. The property features two reception rooms that provide ample space for both relaxation and entertaining open to the kitchen, while still maintaining a cosy ambience. Three great size bedroom and a modern three piece bathroom suite. Offered to the market with the benefit of 'No upward chain'.

Rest assured, the roof, gutters, and boiler were all replaced approximately 4 years ago, ensuring peace of mind for the future. Conveniently located within walking distance to the town centre, residents can enjoy easy access to a plethora of amenities, excellent schools, and efficient bus links. Immerse yourself in the beauty of the outdoors with nearby countryside walks in 'Shipley Country Park' and 'Nutbrook Trail'. Moreover, the lack of an upward chain simplifies the purchasing process, making this property an even more attractive option.

Step outside into the private rear garden, where a newly laid patio area and sheltered sitting area await, creating an inviting space for hosting gatherings or simply unwinding after a long day. The thoughtful design extends to the front of the property, where a driveway provides off-road parking for one vehicle—a valuable feature in this bustling location. Additionally, gated side entry ensures both security and convenience for residents. Permit parking on the road further adds to the appeal for













All measurements are approximate and for display purposes only.



## Nicole Beales - Hortons

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