

15 Hardwick Avenue, Ilkeston, Derbyshire DE7 6NH



£269,950

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Margi Willis Estates are delighted to offer to the market this well presented extended bungalow. The accommodation in brief comprises: Entrance Hallway, lounge with archway to the dining room, conservatory, dining kitchen, three bedrooms and shower room. Outside there are gardens to the front and rear, carport and garage. Internal viewing essential.

Entrance Hallway

With leaded double glazed entrance door and window to the front elevation, radiator, laminate floor covering, cloaks cupboard, airing cupboard housing gas boiler.

Lounge

17'6" x 13'2" (5.33m x 4.01m)

With feature brick built fireplace incorporating living flame gas fire, radiator, archway to the dining area.

Dining Area

12'5" x 8'4" (3.78m x 2.54m)

With laminate floor covering, radiator, double glazed patio door leading to the conservatory.

Conservatory

With tiling to the floor, radiator, double glazed entrance door to the side elevation.

Extended Dining Kitchen

16'9" x 11' (5.11m x 3.35m)

Comprising a range of wall, base and drawer units incorporating roll edged working surfaces over, single drainer sink unit with mixer tap over and tiled splash backs, fitted oven, hob and extractor fan, plumbing for automatic washing machine, two leaded double glazed windows to the side elevations, leaded double glazed entrance door to the side elevation.

Bedroom One

14'6" x 9'9" (4.42m x 2.97m)

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

Bedroom Two

12'3" x 7' (3.73m x 2.13m)

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

Bedroom Three

7'10" x 7'5" (2.39m x 2.26m)

With leaded double glazed window to the side elevation, radiator

Shower Room

Comprising a three piece suite of low level w.c, pedestal wash hand basin, tiled shower cubicle with electric shower over, tiling to the walls, radiator, leaded double glazed window to the side elevation.

Outside

To the front of the property there is a garden with mature shrubs and flower beds, to the side of this there is a driveway and carport, leading to the garage which measures: 20' x 8'6" with light and power and up and over door. At the rear there is a pleasant enclosed garden with mature shrubs and trees.

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.

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. Shipley Country Park is close by and is very popular with walkers, ramblers and horse riders.



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

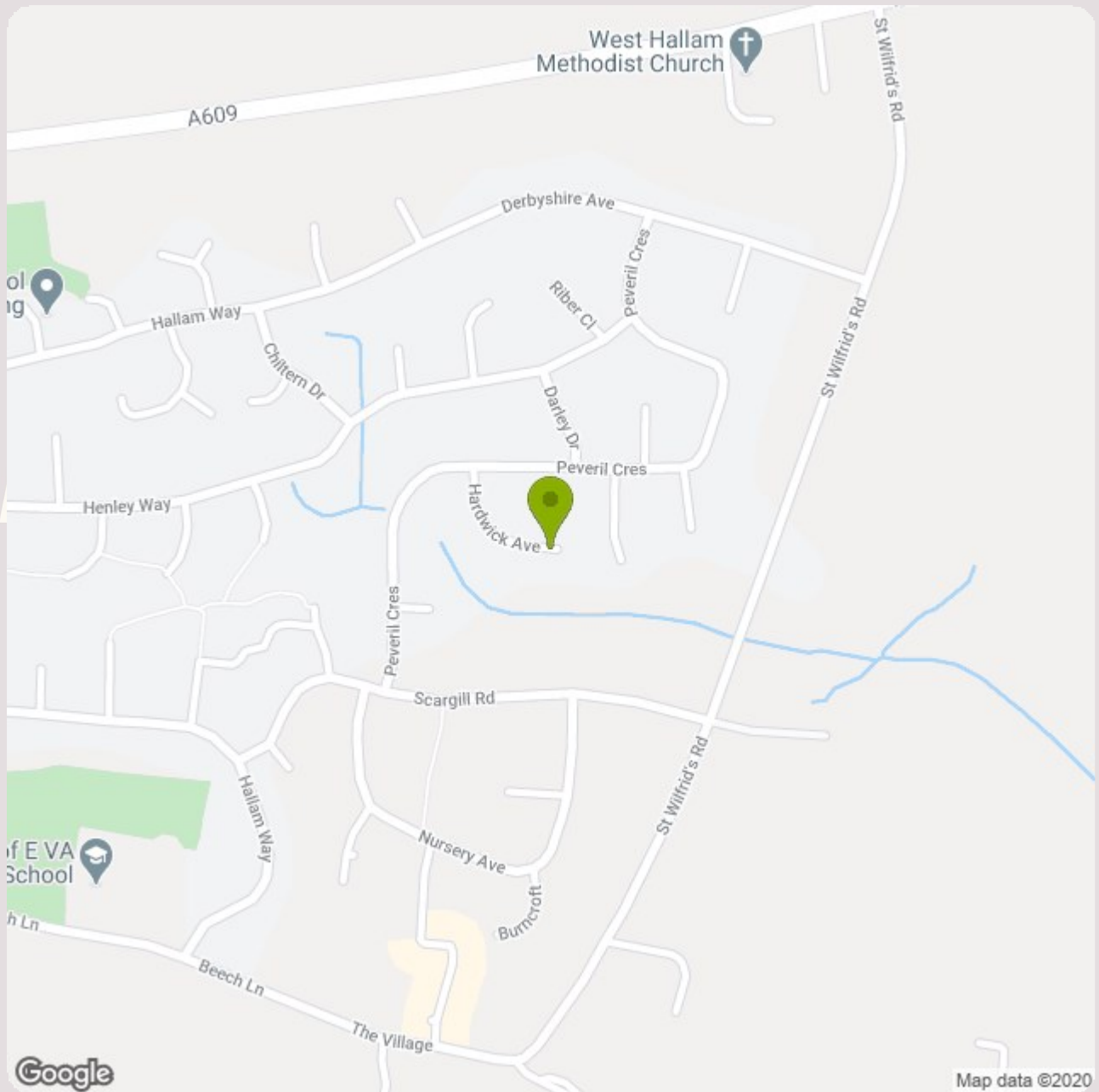
Independent Mortgage Advice is available through our Mortgage Advisor. Please contact us for further information. PLEASE NOTE: Your home may be at risk of repossession if you do not keep up repayments on your mortgage.

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.



Estate



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