

**21 Manners Road, Ilkeston, Derbyshire DE7 8AT**



**£149,950**



## 21 Manners Road, Ilkeston, Derbyshire DE7 8AT

Margi Willis Estates are delighted to offer to the market this much improved and beautifully presented spacious traditional three bedroom semi-detached house which is situated in a popular residential area, superbly positioned for Ilkeston Town Centre, Victoria Park and Victoria Park Leisure Centre, the highly regarded local schools, bus routes, doctors surgery, excellent access to both Derby & Nottingham and within easy reach of Ilkeston rail station. The accommodation includes: Side entrance, Lounge, Dining Room, refitted Kitchen, refitted Ground Floor Shower Room. To the first floor there are two Double Bedrooms and the third bedroom is non-private. Outside to the front there is a walled forecourt and to the rear there is a good sized enclosed rear garden. An early inspection is most highly recommended.

### Entrance Hall

With a double glazed door to the side elevation, cloaks space, staircase rising to the first floor and doors to:

### Lounge

With a double glazed walk-in bay window to the front elevation, feature fireplace, radiator, built-in storage cupboard, original ceiling rose and coving.

### Dining Room

13'4" x 12'7" (4.08 x 3.84)

With double glazed windows to the side elevation, double glazed french doors to the rear garden, the chimney breast has been opened up to create a feature fireplace, radiator and door to:

### Fitted Kitchen

10'0" x 7'4" (3.06 x 2.26)

The kitchen has been stylishly refitted with a matching range of wall and base units with wooden worktops over, double belfast sink and drainer unit, complementary ceramic tiled splashbacks and floor, integrated gas hob with a chimney style hood above, integrated electric oven, feature cabinet lighting, space for appliances including a fridge freezer and automatic washing machine, double glazed window to the side elevation. Inner lobby and door to:

### Ground Floor Shower Room

Fitted with a white suite comprising of an oversized walk-in shower enclosure with electric shower, close coupled WC, pedestal wash hand basin, complementary ceramic tiled splashbacks, heated chrome radiator and an additional radiator, double glazed windows to the side and rear elevations.

### Landing

Doors to:

### Bedroom One

12'8" x 13'6" (3.88 x 4.14)

With a double glazed window to the front elevation, radiator and walk-in storage cupboard.

### Bedroom Two

12'5" x 13'2" (3.80 x 4.03)

With a double glazed window to the rear elevation, radiator and door to:



### Bedroom Three

16'2" x 7'5" (4.95 x 2.28)

With two double glazed windows to the side elevation, radiator and a built-in airing cupboard.

### Outside

There is a small walled forecourt to the front of the house and a footpath to the side gives access to the property and the enclosed rear garden.

### Rear Garden

The enclosed rear garden is of a good size with paved patios, lawn and border planting.

### 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.

### 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.

### Conveyancing For Selling & Purchasing

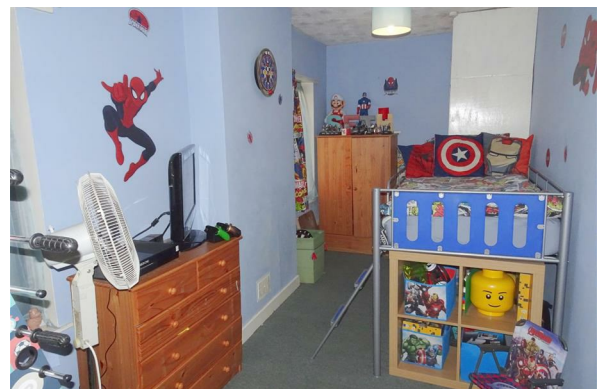
We can provide you with a conveyancing quotation for your sale and/or purchase upon request.

### Anti Money Laundering Regulations

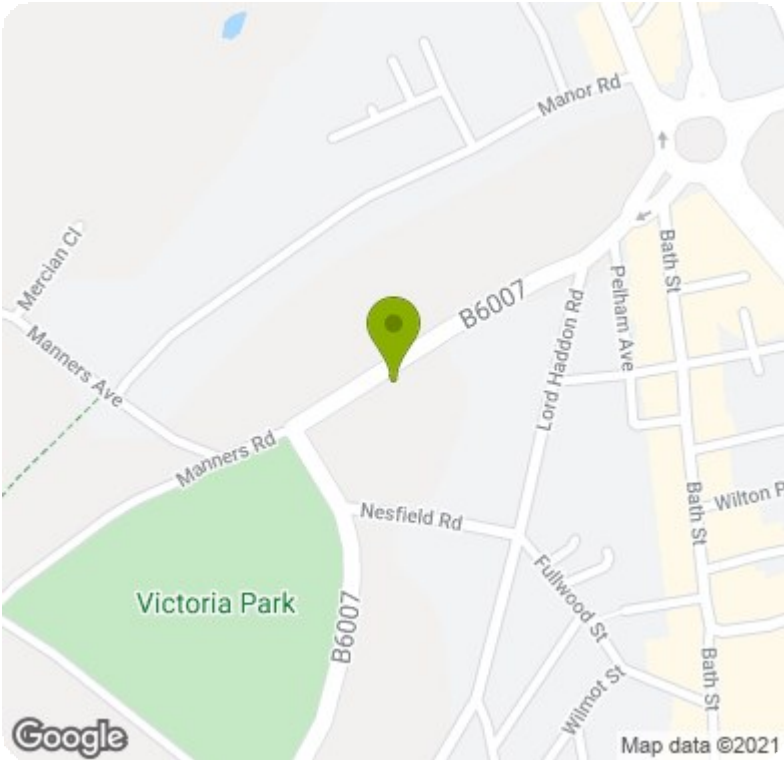
All intending purchasers of a property being marketed by Margi Willis Estates will be required to provide copies of their personal identification documentation to comply with the current money laundering regulations. We ask for your prompt and full co-operation to ensure there is no delay in agreeing the sale of a property.

### 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







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		56	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

**Ground Floor**  
Approx. 50.1 sq. metres (539.3 sq. feet)



**First Floor**  
Approx. 46.7 sq. metres (502.7 sq. feet)



Total area: approx. 96.8 sq. metres (1042.0 sq. feet)