

## 94 Wharncliffe Road, Ilkeston, Derbyshire DE7 5HF



**£144,950**



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Margi Willis Estates are delighted to offer to the market this well presented semi detached home situated close to the town centre and local schools and leisure centre. The accommodation comprises: Lounge-Diner and kitchen to the ground floor and to the first floor there are three bedrooms and a shower room. Outside there is a good sized garden at the rear, internal viewing is essential to appreciate the size of the property.

### Lounge-Diner

#### Lounge Area

14'8" x 11' (plus bay) (4.47m x 3.35m (plus bay))

With leaded double glazed window to the front elevation, feature brick built fireplace incorporating fitted gas fire, two radiators, arch to dining area.

#### Dining Area

11'7" x 12'6" (3.53m x 3.81m)

With feature fireplace, radiator, double glazed window to the front elevation, stairs leading up to the first floor landing.

#### Kitchen

12'6" x 11'7" (3.81m x 3.53m)

Comprising a range of wall, base and drawer units incorporating working surfaces over, single drainer sink unit with mixer tap over and tiled splash backs, fitted oven, hob and extractor fan, plumbing for dishwasher, pantry, tiling to the floor radiator, double glazed entrance door to the side elevation.

#### Landing

With access to the loft, storage cupboard housing gas boiler.

#### Bedroom One

14'8" x 11'3" (4.47m x 3.43m)

With double glazed window to the front elevation, radiator.

#### Bedroom Two

12'3" x 9' (3.73m x 2.74m)

With double glazed window to the rear elevation, radiator.

#### Bedroom Three

9'4" x 7'7" (2.84m x 2.31m)

With double glazed window to the rear elevation, radiator, wardrobe.

#### Shower Room

Comprising a three piece suite of low level w.c, pedestal wash hand basin shower bod with shower and body jets, radiator, laminate floor covering, double glazed window to the side elevation.

#### Outside

There is a good sized garden at the rear elevation, brick built laundry room with light and power, plumbing for automatic washing machine.

#### 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](mailto: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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	