



4 St. Mary Street, Ilkeston DE7 8AF

£145,000



A Victoria semi-detached property in need of renovation. A large spacious property with four good sized bedrooms and vacant possession.

To the ground floor the property comprises: kitchen leading to dining area (with large pantry to the side), inner lobby with under stairs storage, and lounge with a walk-in bay fronted window. Stairs lead to the first floor landing which give access to two double bedrooms, bathroom and separate WC. Further stairs lead to the second floor landing giving access to an additional two double bedrooms. Outside, a path leads to two side doors, two outbuildings and a small garden.

KITCHEN 8'2" x 11'6" (2.49m x 3.51m)

Having a range of base to eyelevel units, splashback tiles, worktops, stainless steel sink and drainer, two windows (one to the side and another to the rear elevation) and entrance door to the side.



DINING ROOM 13'8" x to chimney recess 14'1" (4.18m x to chimney recess 4.31m)

Harvey quarry tiles with a Victorian feature fire surround, two windows, skirting board and coving.



PANTRY 13'0" x 6'9" (3.97m x 2.08m)

Having a range of built-in units and shelf in quarry tiles.



INNER LOBBY

Having Minton tiles, skirting board, under stairs storage and side door.

LOUNGE 12'10" x to chimney recess 14'2" (3.93 x to chimney recess 4.32m)

This room benefits from a walk in bay window and a further window to the side, skirting boards to coving, picture rail and Victorian fire surround.



FIRST FLOOR LANDING

Handrail and balustrade, skirting boards and window to the side elevation.

SEPARATE WC

Just off the landing.

BEDROOM ONE 12'9" x to chimney recess 14'2" (3.90m x to chimney recess 4.32m)

Having a walk in bay window, Victorian cast-iron fire surround, skirting boards to coving and window to the side elevation.



BATHROOM 4'5" x 7'6" (1.36m x 2.30m)

Comprising of panelled bath with overhead electric shower, sink on pedestal and built-in cupboard housing water tank.



BEDROOM TWO 8'7" x 14'1" (2.63m x 4.30m)

Having window to the rear elevation, skirting boards and cast-iron fire surround.



SECOND FLOOR LANDING

Having wooden balustrade, skirting boards and window to the side elevation.

BEDROOM THREE 12'11" x to chimney recess 14'3" (3.95m x to chimney recess 4.35m)

Having a window to the side elevation, skirting boards and cast-iron fire surround.



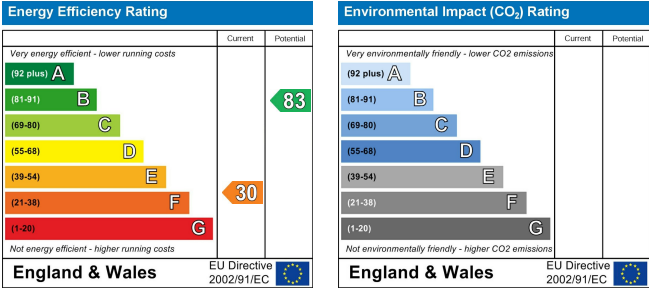
BEDROOM FOUR 13'9" x to recess 14'2" (4.20m x to recess 4.33m)

Window to the rear elevation, skirting boards, loft access and cast iron fireplace.



All measurements are approximate and a general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

Whilst we endeavour to make ourselves particularly accurate every attempt on property description has been made to ensure accuracy they must not be relied on.



OUTSIDE

To the front a path leads to two side door entrances. There is a garden to the rear with two out-buildings.



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