

20 Glendon Road, Ilkeston, Derbyshire DE7 4GQ



£134,950

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Margi Willis Estates are pleased to offer to the sales market this semi detached home situated in this popular residential location. The accommodation comprises: Entrance Hall, lounge, conservatory, breakfast kitchen and utility to the ground floor and to the first floor landing there are two double bedrooms and bathroom. Outside there are gardens to the front and rear elevations. NO UPWARD CHAIN

Entrance Hall

With double glazed window and door to the front elevation, radiator, stairs leading up to the first floor landing

Lounge

15'5" x 11'2" (4.70m x 3.40m)

With feature fireplace incorporating living flame gas fire, radiator, double glazed patio door to the conservatory.

Conservatory

With light and power, double glazed french doors leading to the rear garden.

Breakfast Kitchen

12'5" x 10'3" reducing to 7'7" (3.78m x 3.12m reducing to 2.31m)

Comprising a range of wall, base and drawer units incorporating working surfaces over, one and a half bowl sink unit with mixer tap over and tiled splash back, storage cupboard housing gas boiler, space for gas cooker wall mounted extractor fan, double glazed window to the side elevation, open to the utility area.

Utility Area

With light and power, plumbing for automatic washing machine, double glazed entrance door to the rear elevation.

Landing

With access to the loft, radiator, double glazed window to the rear elevation.

Bedroom One

14'9" x 11'5" (4.50m x 3.48m)

With fitted wardrobe, double glazed window to the front elevation, two radiators.

Bedroom Two

10'4" x 11'5" (3.15m x 3.48m)

With radiator, double glazed window to the front elevation.

Bathroom

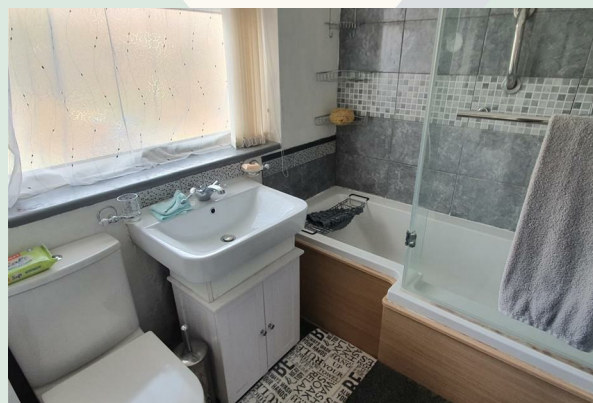
Comprising a three piece suite of low level w.c, vanity wash hand basin, paneled bath with mains fed shower over, radiator, double glazed window to the rear elevation.

Outside

There are lawned gardens to the front and rear elevations and a garden shed.

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

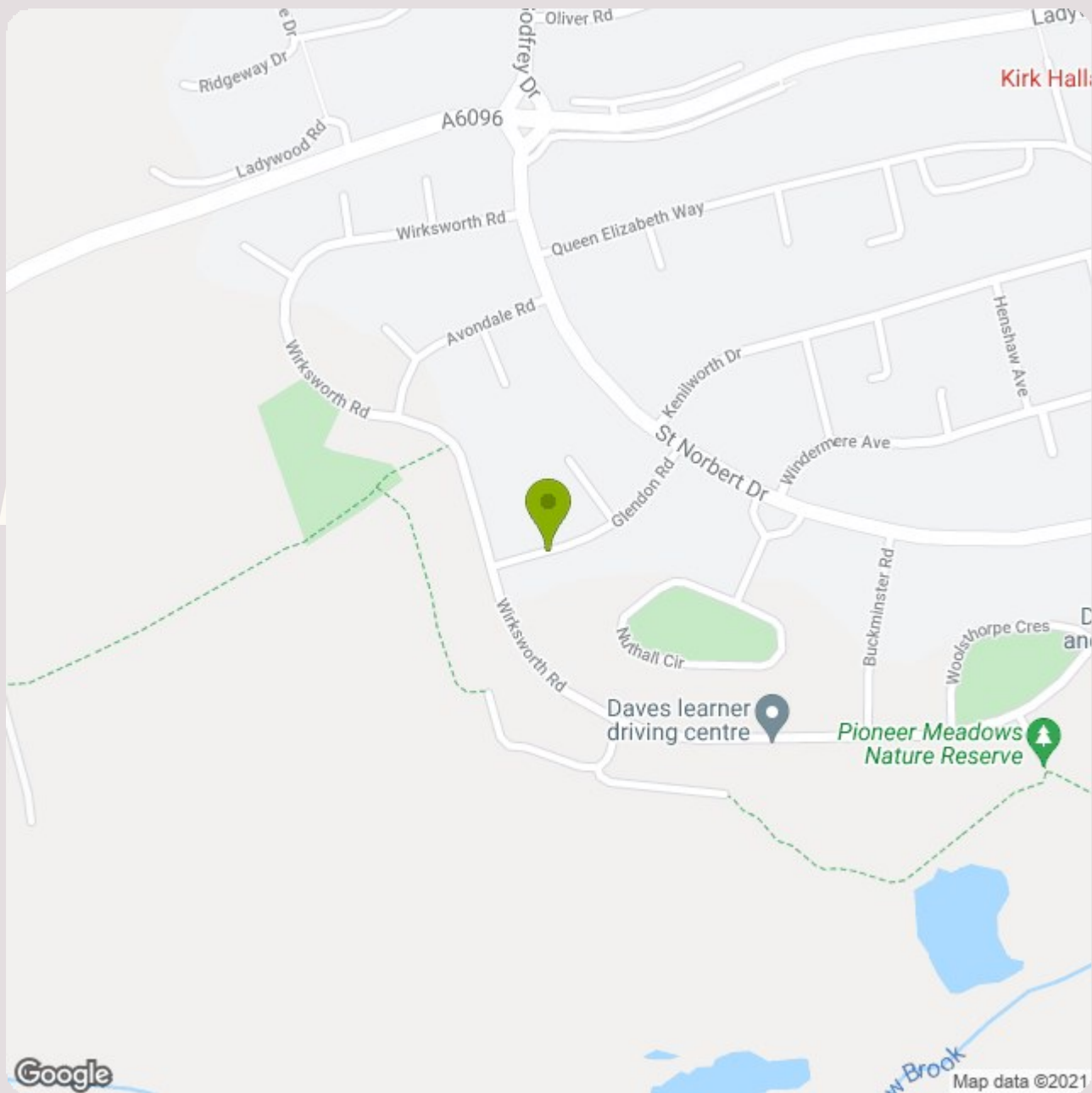
Independent Mortgage Advice is available through our Mortgage Advisor. Please contact us for further information. PLEASE NOTE: Your home may be at risk of repossession if you do not keep up repayments on your mortgage.


Viewing This Property

Viewing this property is strictly by appointment only through Margi Willis Estates. Contact us: 0115 9305555 sales@margiwillis.co.uk You can also contact us on Facebook and Twitter.



Margi Willis
Estates



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	
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 