



£144,950

Valley Road, Ilkeston DE7 4ED

Bungalow | 1 Bedroom | 1 Bathroom

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# Step Inside

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## Key Features

- No Upward Chain
- Semi Detached Bungalow
- Convenient For Local Amenities
- Popular Residential Location
- One Bedroom & Bathroom
- Well Maintained Accommodation
- Council Tax Band A

## Property Description

Derbyshire Properties are delighted to offer to the market, with no upward chain, this well maintained semi detached bungalow.

## Main Particulars

Derbyshire Properties are delighted to offer to the market with no upward chain this well maintained and presented one bedroom semi-detached bungalow which is situated in a popular location with a green to the front and woodland to the rear. Convenient for local amenities, bus routes and access to the local surgery and dentist, the accommodation includes: Entrance hall, Lounge dining room, fitted kitchen, rear porch, good sized bedroom and bathroom. Internal viewing recommended

### Entrance Hall

With a double glazed window and entrance door to the front elevation, cloaks hanging space, storage cupboard and a radiator.

### Lounge-Dining Room

3.05 x 4.29 (10'0" x 14'0") - With a double glazed window to the front elevation, radiator, feature fireplace with a gas fire inset, coving and a decorative ceiling rose.

### Kitchen

3.05 x 2.20 (10'0" x 7'2") - Fitted with a matching range of wall and base units with working surfaces above, 1 1/2 bowl stainless steel sink and drainer unit, space for a cooker, automatic washing machine and a fridge freezer, concealed wall mounted boiler, double glazed window to the rear elevation and door to:

### Rear Porch

2.17 x 1.13 (7'1" x 3'8") - Incorporating a generous storage cupboard power point, and with double glazed sliding patio doors giving access to the enclosed rear garden.

### Bedroom

3.02 x 3.63 (9'10" x 11'10") - With a double glazed window to the rear elevation, radiator, fitted wardrobes and access to the loft space which is partly boarded with light and power with ladder.

### Bathroom

1.69 x 1.95 (5'6" x 6'4") - Fitted with a white three piece suite comprising of low level w.c, vanity wash hand basin with cupboards beneath, panelled bath with shower over, low level wc, pedestal wash hand basin, radiator, aqua boarding and a double glazed window to the front elevation.

### Outside

To the front of the bungalow there is a gated neat lawned garden and gated side access to the low maintenance rear garden which is entirely paved. There are fenced boundaries and woodland to the rear, summer house with light and power, outdoor power point, tap.

### Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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