



£160,000

Main Street, Ilkeston DE7 6AW

Terraced House | 2 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Mid Terraced House
- 2 Bedrooms & 2 Reception Rooms
- Large Garden With Beautiful Views To Rear
- Village Location
- Ideal First Home
- Competitively Priced
- Useful Road Links
- Viewing Advised

## Property Description

Calling all first time buyers to this well presented Victorian mid terrace property offering accommodation over two floors, with two double bedrooms and two reception rooms.

## Main Particulars

Derbyshire Properties are pleased to offer for sale this two bedroom, two reception room Victorian mid terrace property located in the village of Horsley Woodhouse. The property briefly comprises of. :- living room, dining room, kitchen and attached outbuilding. To the first floor a landing provides access to a double bedroom, single bedroom and bathroom. The sizable rear garden is mainly laid to lawn with private Terrace enjoying elevated views over the surrounding countryside. We believe the property will be of interest to first time buyers and those potentially looking to downsize.

### Living Room

Accessed via a composite door from the front elevation into this light and airy living room with feature inset gas fire (In the style of a log burner). Double glazed window to the front elevation, wall mounted radiator, TV point, useful in built storage cupboard, wood effect laminate floor covering and internal folding doors provide access to :-

### Dining Room

With the continuation of the floor covering from the living room, wall mounted radiator, spotlight into ceiling, double glazed window, staircase to 1st floor landing and under stairs storage cupboard.

### Kitchen

Comprising of a range of wall and base mounted units with roll-top worksurfaces incorporating a single stainless steel sink drainer unit with mixer taps and feature tiled backdrop. Integrated electric oven, four ring gas hob with extractor canopy over. Undercounter space and plumbing for both washing machine and fridge, wall mounted single radiator and double glazed window and door to the side elevation.

### First Floor

#### Landing

Accessed via the dining room, spotlights to ceiling and internal doors provide access to both bedrooms and bathroom. Useful over stairs storage cupboard.

#### Bedroom 1

With double glazed window to the front elevation, fitted double wardrobes provide useful storage and hanging space, wall mounted radiator and spot lighting to ceiling

#### Bedroom 2

With double glazed window to the rear elevation offering elevated views over the surrounding countryside, wall mounted radiator and loft access point.

#### Bathroom

Comprises of a three-piece white suite to include WC, pedestal wash hand basin and panelled bath with mains fed shower and attachment over and complementary glass shower screen. Fully tiled walls, double glazed obscured window, extractor fan and spotlights to ceiling, wall mounted chrome heated towel rail and tiled floor covering.

#### Outside

The rear garden firstly offers an attached outbuilding which provides useful and secure storage. The garden is mainly laid to lawn with walled and fenced boundaries to both sides. A raised private Terrace is an ideal place for outside entertaining that enjoys elevated views over the superb countryside to the rear of the property.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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