



£150,000

Ashdale Road, Ilkeston DE7 5AH

Semi-Detached House | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- No Upward Chain
- Semi-detached home
- Two Bedrooms & Additional upstairs room – ideal as a study or dressing room
- Driveway parking to the front elevation
- Enclosed rear garden with lawn and patio areas
- Council Tax Band A

Property Description

Derbyshire Properties are delighted to offer this two-bedroom plus study room semi-detached property.

Main Particulars

Derbyshire Properties are pleased to present this two-bedroom semi-detached home, with an additional upstairs room ideal as a study or dressing room.

Being sold with vacant possession and no onward chain. Internal accommodation comprises: Entrance hall, lounge, kitchen, and WC to the ground floor. To the first floor are two bedrooms, a versatile third room, and a family bathroom.

Externally, the property benefits from driveway parking to the front, and a private rear garden with lawn and patio areas, enclosed by timber fencing and mature shrubbery.

Ground Floor

Entrance

Lounge

4.06m x 3.60m (13' 4" x 11' 10")

Kitchen

4.05m x 2.00m (13' 3" x 6' 7")

Rear Hallway

WC

First Floor

Landing

Bedroom One

3.16m x 3.00m (10' 4" x 9' 10")

Bedroom Two

3.13m x 2.66m (10' 3" x 8' 9")

Study

1.81m x 1.69m (5' 11" x 5' 7")

Bathroom

1.85m x 1.83m (6' 1" x 6' 0")

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





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+) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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