



9 Oliver Road, Kirk Hallam DE7 4JY

Offers Over £130,000

Situated in the charming location of Oliver Road, Ilkeston, Kirk Hallam, Derbyshire, this delightful mid terrace offers a fantastic opportunity for those seeking a new home or investment property. Boasting one reception room, two bedrooms, and a well-appointed bathroom, this property is ideal for a first-time buyer looking to step onto the property ladder or an investor seeking a promising venture.

With the convenience of gas central heating and UPVC double glazing throughout, this home ensures comfort and energy efficiency all year round. The absence of an upward chain simplifies the buying process, making it even more appealing for those eager to settle into their new abode without delay.

Nestled in a popular location, this two-bedroom property presents a wonderful chance to embrace a vibrant community while enjoying the tranquillity of a mid terrace family home. Whether you're looking to make this your own cosy haven or a lucrative investment opportunity, this property offers the perfect canvas to create the lifestyle you desire.

Don't miss out on the chance to make this charming house your own - seize this opportunity to own a piece of Derbyshire's beauty and create a place you can truly call home.

Full Description

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The property comprises of an entrance hall and living room plus kitchen. To the first floor stairs and landing, leading to two bedrooms and bathroom. Outside to the front is a raised boarder and path leading to the front door. To the rear is a hard standing with lawn and off road parking.



Hallway

Having a UPVC double glazed door with a side panel and opaque double glazed window. Wall mounted radiator, skirting boards and tile flooring.

Living Room length 12'6" x width 14'5" (length 3.83m x width 4.41m)

Having a UPVC double glazed window to the front elevation and wall mounted radiator skirting boards and carpeted. Benefiting from an under stairs, storage cupboard.

Kitchen length 8'5" x width 17'10" (length 2.57m x width 5.44m)

Having a range of base to eye-level units with a roll, top worksurface and splashback tiles. Single sink and drainer with mixer tap and a UPVC double glazed window to the rear aspect. Having a eye level electric oven and a four ring gas hob with overhead extractor.

Space for appliances, tiled flooring and skirting boards. Double UPVC patio doors for rear access and further UPVC double glazed door for further access.



Stairs & Landing

Having a handrail and loft access.

Bedroom One length 9'3" x width 14'7"

(length 2.82m x width 4.47m)

Having a UPVC double glazed window to the front elevation and wall mounted radiator. Skirting boards and carpeted plus a cupboard housing the boiler.

Bedroom Two length 11'1" x width 9'3"

(length 3.40m x width 2.84m)

Having a UPVC double glazed window to the rear aspect and wall mounted radiator, skirting boards and carpeted with a built-in cupboard with shelving.

Bathroom length 5'4" x width 6'4" (length

1.65m x width 1.94m)

Comprising of a three-piece suite with a low-level toilet and hand basin on a pedestal. Having a paneled bath with splash-back tiles and a overhead mixer shower. Having a UPVC opaque double glazed window to the rear aspect, tile flooring and wall mounted radiator.



Outside

To the rear of the property is a patio and lawn, enclosed with wooden fencing and gate for access to rear parking. At the front is a decorative raised border and path leading to front door enclosed with a low-level brick wall.

Disclaimer

Freehold

Council Tax Band A

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

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

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy

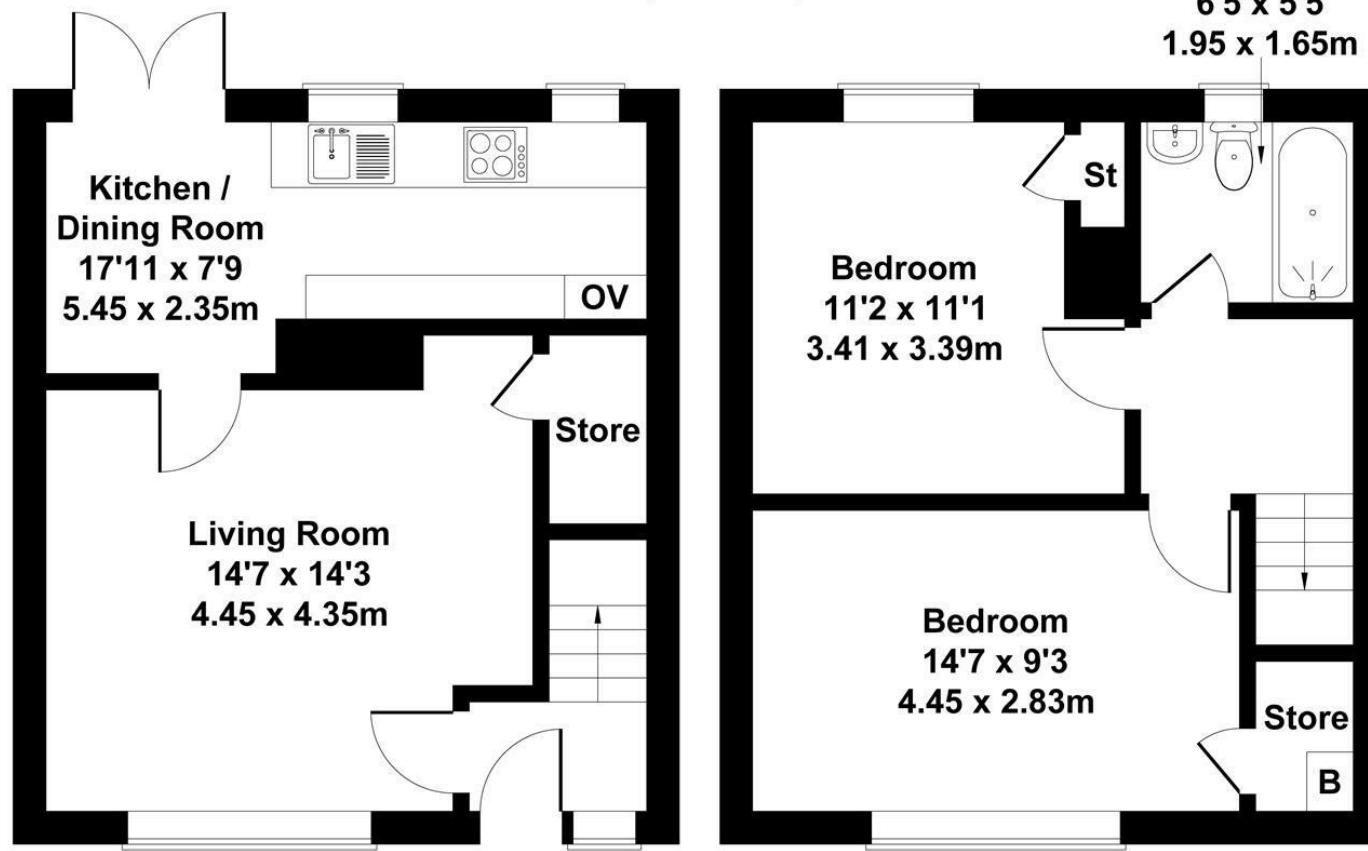
agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

(7) The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. For sale purposes.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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		
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(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area
743 sq ft - 69 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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