



58 Far Dales Road, Derbyshire DE7 8YL

£745 PCM



Nestled on Far Dales Road in the charming town of Ilkeston, this delightful two-bedroom townhouse is a gem waiting to be discovered. Boasting a cosy reception room, perfect for relaxing or entertaining guests, this property offers a comfortable and inviting living space.

With two bedrooms, there is enough space for a couple, or even a single occupant looking for a spare room or home office. The shower room provides convenience and privacy, ensuring that your daily routines are met with ease.

Situated just a stone's throw away from the picturesque Shipley Country Park, nature lovers and outdoor enthusiasts will find themselves in paradise with endless opportunities for leisurely strolls and peaceful picnics.

This property also features off-road parking for one vehicle, a coveted convenience in this popular location. With gas central heating and UPVC double glazing throughout, you can rest assured that comfort and energy efficiency are top priorities in this home.

Don't miss out on the chance to make this charming townhouse your own. Contact us today to arrange a viewing and take the first step towards calling Far Dales Road your new address.

Full Description

This charming two bed mid town house comprises of entrance hall and downstairs WC. leading to an open-plan kitchen and diner. To the first floor stairs and landing leads to, two bedrooms and shower room. Outside are hedges and off road parking, plus a communal storage area.

Entrance Hall

A composite door to the front entrance, and vinyl flooring with skirting boards and door leading to WC.



Kitchen / Living Room

Having a range of base to eye level units with a roll top work surface and a four ring gas hob with an under counter electric oven. There is spaces for

appliances. A stainless steel sink and drainer plus mixer tap. Having a upvc double glazed window to the rear aspect and a composite door for rear access, skirting boards and two radiators and storage cupboard. The living area has laminated flooring and skirting boards. plus upvc double glazed window to the rear aspect.



Stairs & Landing

Carpeted and handrail leading to the landing.



Bedroom One length 12'4" x width to recess 9'0" (length 3.77m x width to recess 2.76m)

Having two upvc double glazed windows to the rear aspect and wall mounted radiator. Carpeted and skirting boards walls are neutrally decorated.

Bedroom Two length to door recess 9'6" x width 9'6" (length to door recess 2.90m x width 2.92m)

Having a upvc double glazed window to the front elevation and wall mounted radiator. Carpeted and skirting boards, all the walls are neutrally decorated. Built in wardrobe with hanging space, and access to the loft.

Shower Room length 4'1" x width 10'4"
(length 1.27m x width 3.15m)

Comprising of a three piece suite with a low level toilet and hand basin on pedestal. Shower cubical with over head mixer shower and splash back tiles. Having a upvc double glazed window to the rear aspect. Wall mounted radiator and vinyl flooring plus skirting boards.

Outside

Off road parking, And a large communal store room. Hedges to the rear and stoned low maintenance garden to the front.

Disclaimer

Council Tax A
EPC

AST First six months therefore after a rolling contract.

First Months Rent £745+ Bond £745

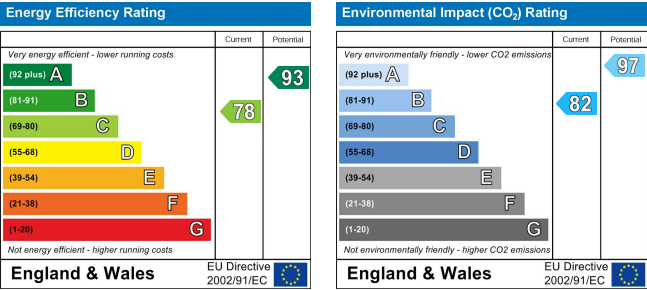
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- (1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These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



67-69 South Street, Ilkeston, Derbyshire, DE7 5QQ

T: 0115 9444910

sales@ipsestates.com | lettings@ipsestates.com

www.ipsestates.com

