



19 Park Road, Derbyshire DE7 5DA

Offers In Excess Of £120,000



Nestled in the charming town of Ilkeston, Derbyshire, this delightful terraced house on Park Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home.

The interior of the house is designed to maximise space and light, creating a warm and inviting atmosphere. The living areas are thoughtfully laid out, providing a welcoming environment for both relaxation and entertaining. The bathroom is well-appointed, ensuring that your daily routines are both comfortable and efficient.

Situated in a friendly neighbourhood, this property benefits from its proximity to local amenities, including shops, schools, and parks, making it an excellent choice for those who appreciate community living. The surrounding area boasts beautiful Derbyshire countryside, perfect for leisurely walks and outdoor activities.

This terraced house on Park Road presents a wonderful opportunity for anyone looking to settle in a vibrant area with a strong sense of community. Whether you are a first-time buyer or seeking a rental property, this home is sure to meet your needs and exceed your expectations. Do not miss the chance to make this charming house your new home.

Lounge

Recently painted neutral colour, white upvc door and window to the front elevation, neutral carpet flooring, double panel radiator

Kitchen Diner

Range of wall and base units, tiled flooring, integrated electric oven, double panel radiator, upvc window to the rear elevation, door leading to the rear porch area.

Rear Porch

tiled flooring, neutral decor, upvc rear door, storage cupboards

Ground floor bathroom

Tiled walls, white bathroom suite with overhead shower, upvc window, radiator.

First Floor

Rear Bedroom

Large double bedroom, neutral decor, carpet flooring, upvc window to the rear elevation, radiator.

Front Bedroom

Neutral decor, Upvc window to the front elevation, carpet flooring, double panel radiator.

Exterior

There is a shared communal court yard to the rear of the property. On street parking to the front.

Freehold

Council Tax Band to follow

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.

