

73 Lord Haddon Road, Ilkeston, Derbyshire, DE7 8AX



£249,950

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Margi Willis Estates are delighted to offer to the sales market this characterful period home close to Ilkeston Town Centre with its wealth of amenities and the Ormiston Academy. The accommodation comprises: Impressive entrance hallway with original Minton tiled floor, front sitting room, rear sitting room, dining room, handmade kitchen, guest cloaks-w.c, to the ground floor and three double bedrooms and bathroom to the first floor landing with a further double bedroom to the second floor. Outside there is a small gated forecourt at the front and an enclosed manicured garden at the rear. Internal viewing is absolutely essential to appreciate the quality and size of accommodation on offer.

Impressive Entrance Hallway

With many original features to include: deep coving to the ceiling, hardwood entrance door with stained glass window, Minton tiled floor, staircase rising to the first floor landing.

Front Lounge

12' x 11'5" (3.66m x 3.48m)

With many original features to include: deep coving and rose to the ceiling, sash bay window to the front elevation, feature fireplace, exposed floor boards. Radiator with ornamental covering.

Rear Sitting Room

14' x 12'6" (4.27m x 3.81m)

With many original features to include: deep coving and rose to the ceiling, sash window to the rear elevation, feature fireplace, exposed floor boards. Radiator with ornamental covering.

Inner Hallway

With quarry tiling to the floor, storage cupboard, access to the cloaks, dining room and kitchen.

Guest Cloaks-W.C

With ornate neo gothic wooden paneling to the walls, stained glass window to the rear elevation, quarry tiling to the floor, two piece suite of low level w.c, wall mounted wash hand basin, radiator with ornamental covering.

Dining Room

14' x 9'9" (4.27m x 2.97m)

With original deep coving and rose to the ceiling, sash window to the side elevation. inglenook fireplace, radiator with ornamental covering, quarry tiling to the floor.

Kitchen

With a rang of handmade base and drawer units with granite and parquetry working surfaces over, inset sink unit, radiator with ornamental covering, original sash window to the rear elevation, entrance door to the side.

First Floor Landing

With exposed floor boards, stairs leading up to the second floor landing.

Master Bedroom

16'2" x 11'4" (4.93m x 3.45m)

With two original sash windows to the front elevation, feature cast iron fireplace, exposed floor boards, radiator with ornamental covering.

Bedroom Two

14' x 10'3" (4.27m x 3.12m)

With window to the rear elevation, exposed floor boards, radiator with ornamental covering.



Bedroom Three

11'8" x 9'9" (3.56m x 2.97m)

With original sash window to the rear elevation, storage cupboard housing gas boiler, radiator with ornamental covering.

Family Bathroom

Comprising a three piece suite of low level w.c, pedestal wash hand basin. paneled bath with mixer tap shower attachment, radiator with airer, exposed floor boards, leaded and stained glass window to the side elevation.

Second Floor Landing

With storage cupboard, and skylight window.

Bedroom Four

16' x 13' (4.88m x 3.96m)

With eves storage cupboard, double glazed velux window to the rear elevation, radiator with ornamental covering.

Outside

To the front of the property there is a gated and enclosed small forecourt, at the rear there is a manicured courtyard style garden slabbed and paved with box edges.

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Conveyancing

We can provide you with a conveyancing quotation for your sale and/or purchase upon request. MWE is partnered with Move With Us Ltd. conveyancing, a referral fee is paid upon completion only, which is one hundred and eighty one pounds (this includes completion fees and Incentives)

Disclaimer

Please note: These property particulars do not constitute or form part of the offer or contract. All measurements are approximate. Any appliances or services to be included in the sale have not been tested by ourselves and accordingly we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these particulars or floor plans are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or perusal of the title to the property or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make, warrant or give, neither do Margi Willis Estate Agents and any persons in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property

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Independent Mortgage Advice is available through our Mortgage Advisor. Please contact us for further information. PLEASE NOTE: Your home may be at risk of repossession if you do not keep up repayments on your mortgage.

Viewing This Property

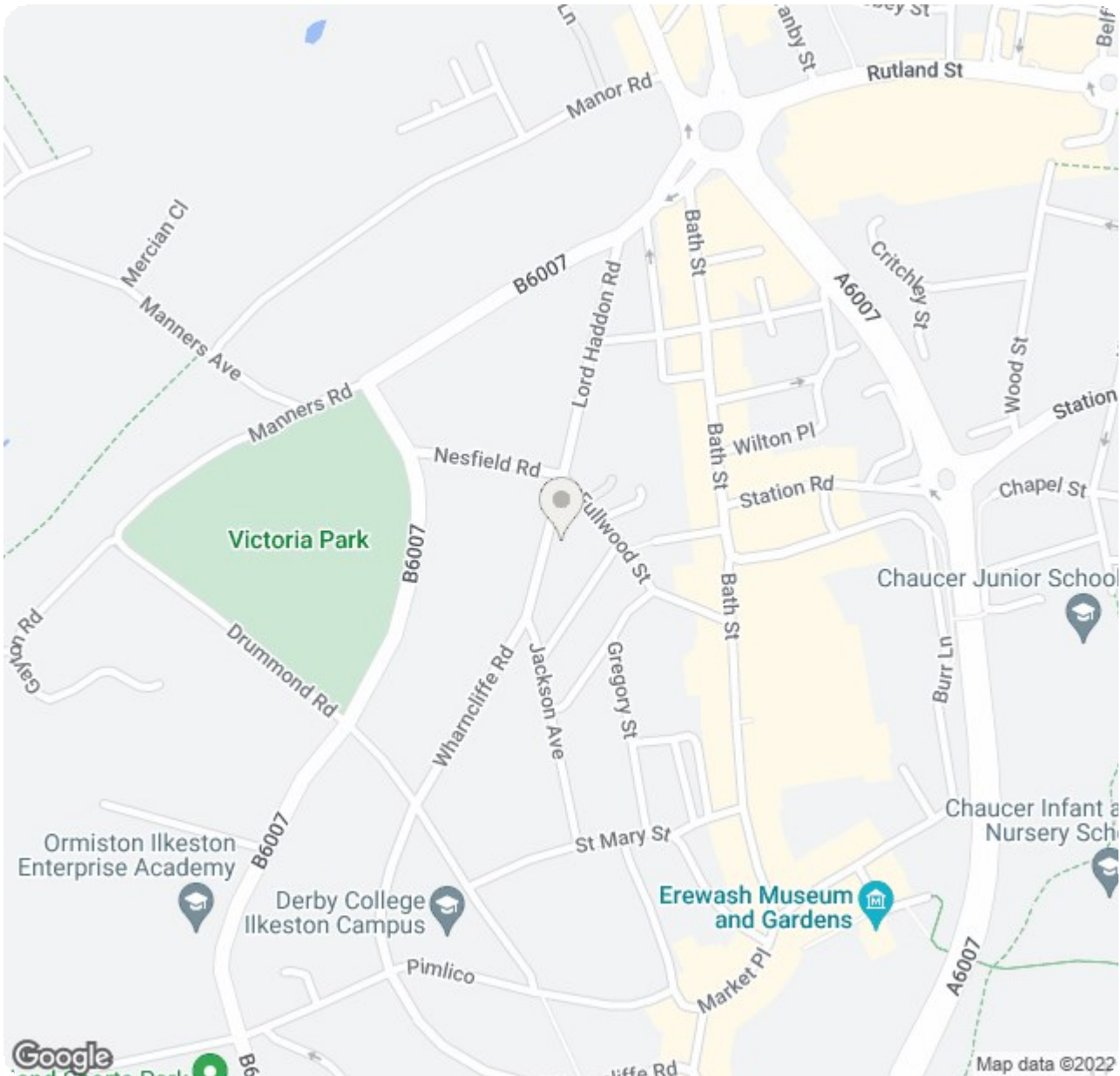
Viewing this property is strictly by appointment only through Margi Willis Estates. Contact us: 0115 9305555 sales@margiwillis.co.uk You can also contact us on Facebook and Twitter.











Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	