

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

44 The Crescent

Stanley Common, Ilkeston, Derbyshire DE7 6GL



Well-presented three bedroom semi-detached residence

- Popular and convenient location • Well-presented semi-detached property • No upward chain • Double glazing and gas central heating • Hall area with ground floor shower room • Spacious living room with conservatory off • Good sized breakfast kitchen • Three bedrooms and family bathroom to first floor • Landscaped rear garden • Foregarden and driveway
- **VIEWING RECOMMENDED** •

Price £199,950 - No Upward Chain



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GENERAL INFORMATION

This is an excellent opportunity to acquire a well-presented and conveniently located three bedroom semi-detached residence and is sold with the benefit of no upward chain and features double glazed gas centrally heated accommodation comprising, hall area, ground floor shower room, spacious living room, upvc double glazed conservatory, breakfast kitchen, first floor landing, three bedrooms and a family bathroom.

The property is set back behind a driveway and lawned foregarden. To the rear is a two-tier landscaped garden with lower level patio and raised lawn and further feature seating area to the foot of the garden.

LOCATION

The village of Stanley Common offers a good range of amenities including a reputable primary school, easy access to good secondary school, selection of shops, recreational ground and a regular bus service. It provides easy access to Ilkeston, Heanor and Derby and also the nearby Morley Hayes and Horsley Lodge golf courses.

ACCOMMODATION

ON THE GROUND FLOOR

Upvc double glazed and leaded entrance door provides access to:

HALL AREA

With open plan access to:

KITCHEN 4.35m x 3.25m (14'3" x 10'8")

Having an extensive range of granite effect preparation surfaces with matching up-stands, inset stainless steel sink unit with mixer tap, fitted base cupboard and drawers, complementary wall mounted cupboards, inset four plate gas hob with extractor hood over, built in oven under, spaces suitable for fridge, freezer, washing machine and separate fridge freezer, radiator, wall mounted gas fired boiler, recessed ceiling spotlighting, upvc double glazed window to side and front and panel door to:

SHOWER ROOM 2.27m x 1.74m (7'5" x 5'9")

With a white suite comprising, low flush w.c, tiled surround, pedestal wash hand basin, double cubicle with Triton shower, radiator, recessed ceiling spotlighting, extractor fan, upvc double glazed window to front.

SPACIOUS LIVING ROOM 5.55m x 4.4m max (18'3" x 14'5" max)

Feature stone fireplace with slate effect display mantle/TV plinth and living flame gas fire, two radiators, TV point, staircase to first floor, upvc double glazed window and door to:

CONSERVATORY 3.16m x 2.31m (10'4" x 7'7")

Brick base, upvc double glazed windows with pleasant views and access to the garden via french doors, radiator, tiled flooring.

ON THE FIRST FLOOR



LANDING

Twin doors to useful cupboard with ample storage, access to loft space, upvc double glazed window to side and door to:

BEDROOM ONE 3.71m x 2.71m (12'2" x 8'11")

Radiator, built in wardrobe, upvc double glazed window to front with partial field views.

BEDROOM TWO 3.66m x 1.87m (12'0" x 6'2")

Radiator, built in wardrobes, upvc double glazed window to rear.

BEDROOM THREE 2.72m x 2.4m (8'11" x 7'10")

Radiator, over-stairs storage cupboard, upvc double glazed window to front.

BATHROOM 2.48m x 1.58m (8'2" x 5'2")

Partly tiled, suite comprising low flush w.c., pedestal wash hand basin, panel bath with Triton shower, radiator, upvc double glazed window to front.

OUTSIDE & GARDENS

The property is set back behind a lawned foregarden and driveway providing off road parking. There is a pathway to the side of the property via a wrought iron gate which leads to a landscaped garden, with low level patio area, steps leading to an upper level patio. The pathway leads to a lawn with herbaceous borders containing plants, shrubs and timber fencing.

COUNCIL TAX BAND

Erewash Borough Council - Band B.

DIRECTIONAL NOTE

From Derby proceed out of town through Chester Green along Mansfield Road turning right at the mini traffic island over the railway bridge and turn left at the T Junction continuing along Mansfield Road out into open countryside passing Oakwood and Morley Hayes. At the junction near the Rose & Crown public house turn right onto A609. Turn right at the recreational ground on to Common Lane and then take the second left into The Crescent and the property will be located on the left hand side as denoted by our 'for sale' board.

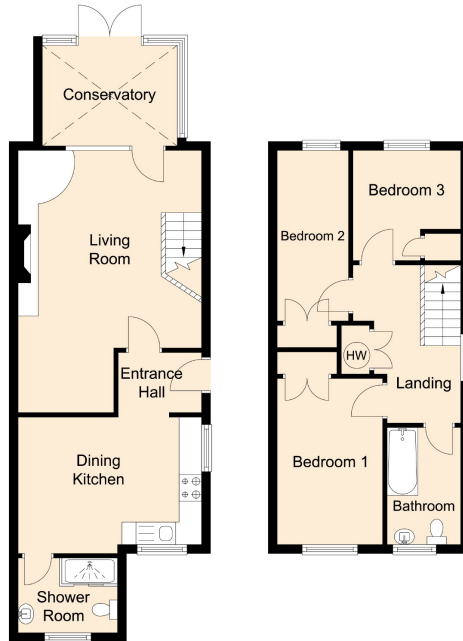
VIEWING

Strictly by appointment through Scargill Mann & Co - Derby office (BA/SE).



Ground Floor

First Floor



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Whilst every effort has been made to ensure the accuracy of the floor plan combined with measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Assessment First



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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