



Manning View  
Ilkeston

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## Property Description

DETACHED !! THREE BEDROOMS !! TWO RECEPTIONS !! SPACIOUS DRIVEWAY !!

We at Burchell Edwards are delighted to offer to the market this charming, detached home ready for a new family to love,

This charming home will make for the perfect purchase for all buyers wanting to update and make their own. Is located close to all the fantastic schools and the town centre with all major supermarkets and fantastic transport and road links. The home comprises of a living room, dining room, kitchen and guest WC to the ground floor with the three double bedrooms and family bathroom on the first floor.

To the rear is the charming garden with off--street parking to the front.

We feel with what this home has to offer and the fantastic location really makes this a perfect purchase so please call Burchell Edwards today to arrange your viewing.

Please note that the AML Fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## To The Front

A spacious driveway provides off-road parking for at least two vehicles and creates an excellent first impression on arrival. A composite front door opens into the entrance hallway, while double doors provide access to the substantial side car port. This versatile space benefits from extensive storage facilities, offering excellent practicality for modern family living.

## Entrance Hallway

Leading into the living room and access to the guest WC.

## Guest Wc

Having a low-level WC

## Living Room

Having a front aspect double-glazed window with fitted carpet, a radiator and stone fireplace.

## Dining Room

Having a side aspect double-glazed window with fitted carpeting and benefits from a radiator. Stairs rise to the first floor, while useful under-stairs storage provides practical space for household essentials. A sliding door leads through to the kitchen.

## Kitchen

Having a rear aspect double-glazed window and side aspect door to the rear garden. Fitted with a selection of wall and base units with a stainless-steel sink and drainer, space for washing machine, fridge freezer and cooker with linoleum flooring.

## Landing

Access to the three bedrooms and bathroom with a handy storage cupboard.

## Bedroom One

Having a front aspect double-glazed window and double rear aspect doors to a small balcony with fitted carpet, fitted bedroom furniture and a radiator.

## Bedroom Two

Having a rear aspect double-glazed window with fitted carpet and a radiator.

## Bedroom Three

Having a front aspect double-glazed window with fitted carpet and a radiator.

## Bathroom

Having a side aspect double-glazed window. Featuring an accessible walk-in shower enclosure with seating, a vanity handwash basin and a low-level WC, addition storage and a heated towel rail.

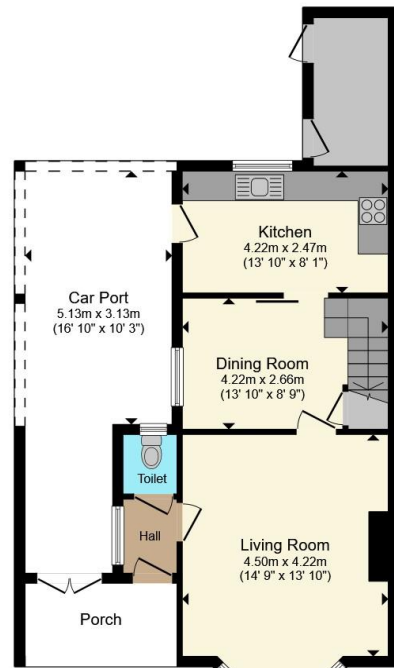
## To The Rear

The enclosed rear garden provides a wonderful outdoor space for the whole family to enjoy. A patio area offers the perfect setting for al fresco dining and entertaining during the warmer months, leading onto a lawn bordered by mature planting. The garden further benefits from two brick-built outbuildings, providing useful additional storage space.

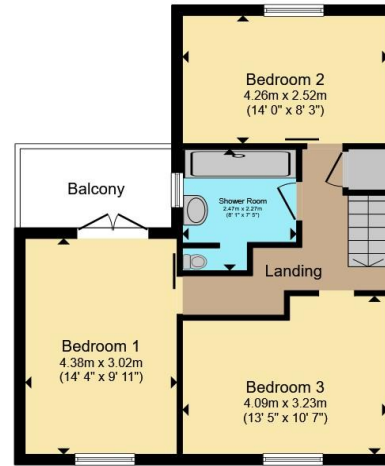




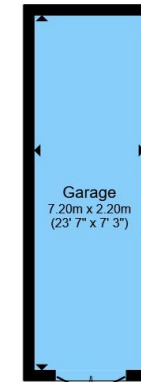




**Ground Floor**



**First Floor**



**Garage**

Total floor area 115.1 m<sup>2</sup> (1,239 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: Awaited  
Council Tax Band: D

Tenure: Freehold

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