whitegates







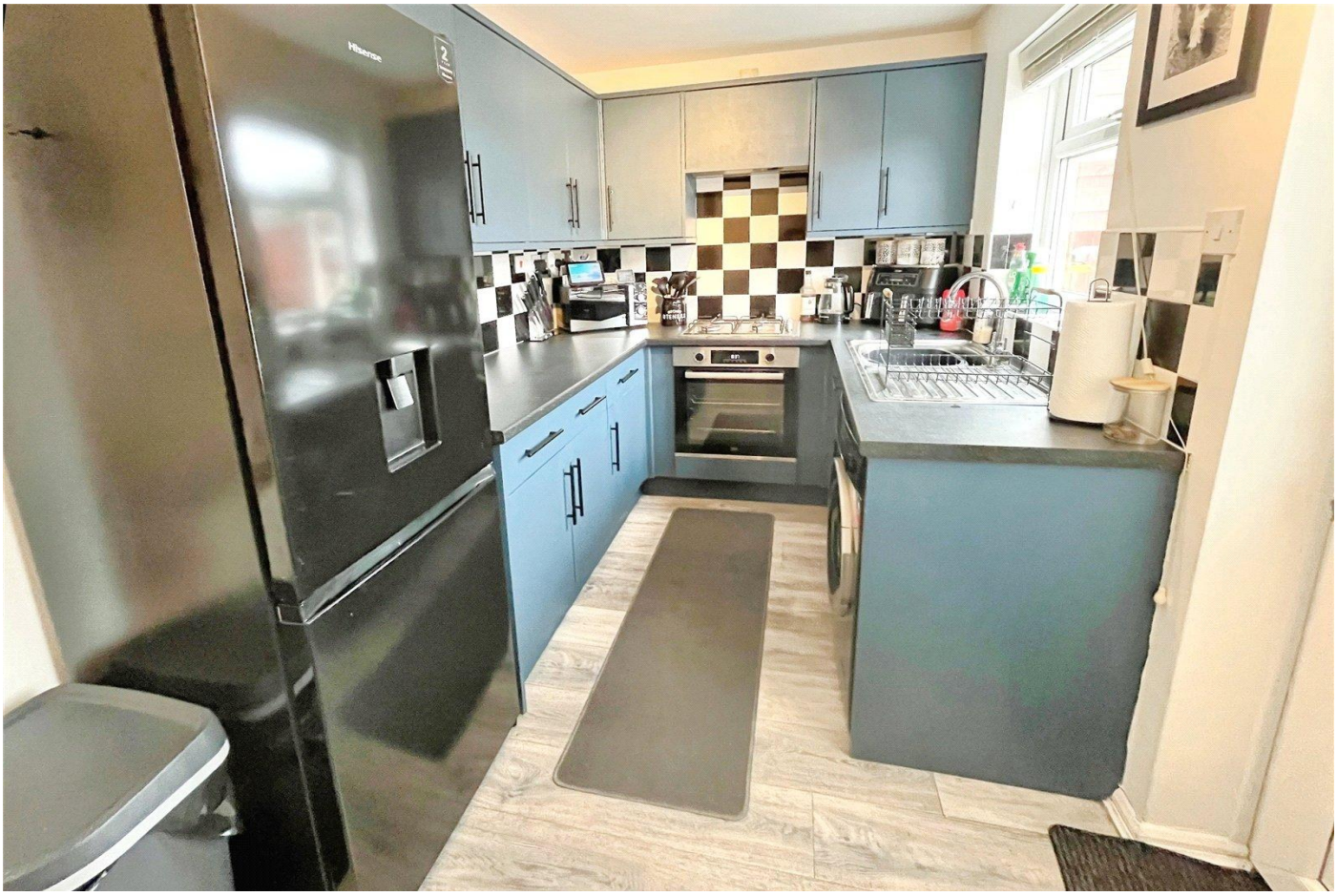


Hallam Way, West Hallam, DE7 6LE

2 | 1 | 1 | EPC C

Asking Price: £195,000

Freehold



Hallam Way,
West Hallam, DE7 6LE

2 bedrooms
1 bathroom
1 reception room

Asking Price: £195,000

- Semi Detached House
- Two Good Size Bedrooms
- Sought After Semi-Rural Location
- Gas C/H, UPVC Double Glazed
- Fitted Kitchen & Bathroom
- Parking For Several Cars
- Good Size Garden
- Viewing Essential

Council Tax Band: A

Spacious semi detached house offered in excellent order throughout and worthy of an internal inspection to appreciate. Situated in a very sought after semi-rural location and benefitting gas central heating and UPVC double glazing. Entrance hall, lounge, fitted kitchen / diner. Landing, two good size bedrooms and a bathroom. Off road parking for several cars and an attractive good size rear garden.

Entrance Hall

Double glazed composite door and a UPVC double glazed window to the front aspect and a laminate floor.

Lounge

14'2" x 12'6" (4.32m x 3.8m)

UPVC double glazed window to the front aspect, radiator, laminate floor and stairs to the first floor landing with an under stairs storage cupboard.

Kitchen Dining Room

12'5" x 6'11" (3.78m x 2.1m)

Range of modern matching base and eye level kitchen units with roll top work surfaces and complimentary tiled splash areas. Four ring gas hob set into the work surface with an overhead extractor hood and fitted oven below. Stainless steel single







drainer sink unit, plumbing and space for a washing machine. Radiator, laminate floor and a UPVC double glazed door and window to the rear aspect.

Landing

Access to the loft space.

Bedroom One

12'6" x 8'10" (3.8m x 2.7m)

UPVC double glazed window to the front aspect and a radiator.

Bedroom Two

12'6" x 6'11" (3.8m x 2.1m)

UPVC double glazed window to the rear aspect and a radiator.

Bathroom

8'6" x 4'11" (2.6m x 1.5m)

Panel bath with a shower head off the bath taps, low flush WC, pedestal hand wash basin, tiled splash areas, heated towel rail / radiator and a UPVC double glazed obscure window to the side aspect.

Front

The property is set back from the road with off road parking for several cars and has gated pedestrian access along the side of the property to the rear.

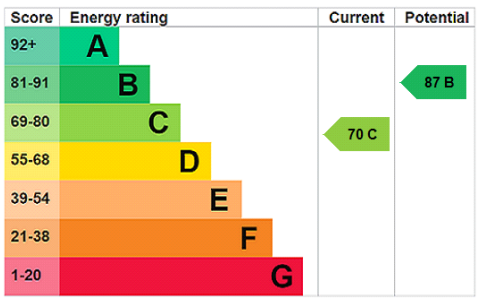
Rear

Paved patio area leading to a lawned garden with raised flower and shrub borders and a timber built shed. Paved patio area at the rear of the garden, timber built shed and wooden fencing. Outside water point and security lighting.







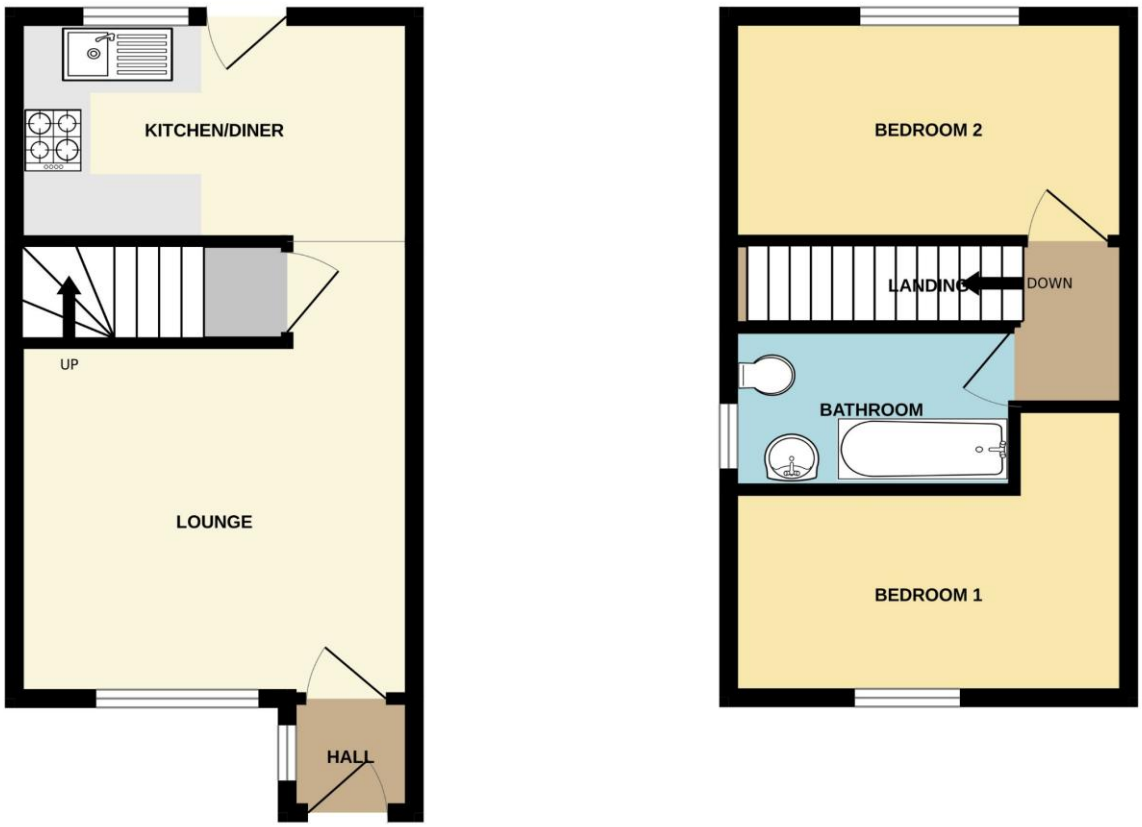






GROUND FLOOR
281 sq.ft. (26.1 sq.m.) approx.

1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 548 sq.ft. (50.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
Made with Metropix ©2026

0115 932 2376
ilkeston@whitegates.co.uk
www.whitegates.co.uk

Whitegates Ilkeston

7 Bath Street, Ilkeston, Derbyshire,
DE7 8AH

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.