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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Newdigate Street, West Hallam, Ilkeston, Derbyshire , DE7 6GZ Offers in region of £247,000



FEATURES:

- THREE BEDROOMS
- NO UPWARD CHAIN
- OFF STREET PARKING FOR ONE CAR
- GOOD SIZED REAR GARDEN
- OUTBUILDINGS AND GARDEN SHEDS / GREENHOUSES
- SOUGHT AFTER LOCATION IN WEST HALLAM
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATED
- DOES REQUIRE SOME UPDATING
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: D

Lounge

4.78 m x 4.12 m (15'8" x 13'6")

UPVC bay window to front and door to front, feature fireplace, radiator.

Inner hallway

Under stairs storage cupboard, door to rear lounge / dining room.

Rear Lounge / Dining room.

4.12 m x 4.04 m (13'6" x 13'3")

Door to first floor, UPVC window to rear, radiator, fireplace, door to kitchen.

Kitchen

3.52 m x 2.30 m (11'7" x 7'7")

UPVC door and window to rear, fitted kitchen with base and wall units, sink unit, part tiled walls, plumbing for washing machine, and drier, cooker, vinyl flooring, door to bathroom.

Bathroom

UPVC window to rear aspect, three piece suite comprising of panelled bath, WC and pedestal hand wash basin, wall mounted boiler, part tiled walls, towel heater.

First floor landing

Doors to bedrooms one and two.

Bedroom one

4.13 m x 4.12 m (13'7" x 13'6")

UPVC window to front aspect, radiator.

Bedroom Two

4.55 m x 4.24 m (14'11" x 13'11")

UPVC window to rear aspect, radiator, wardrobe, door to bedroom three.

Bedroom Three

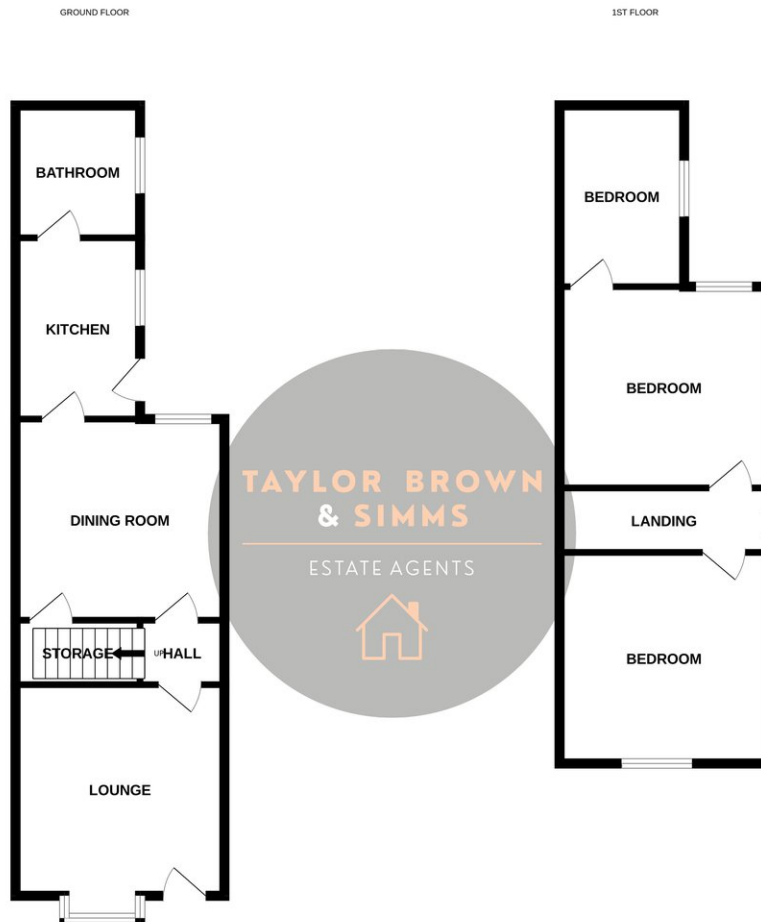
2.84 m x 2.30 m (9'4" x 7'7")

UPVC window to rear, radiator, fitted wardrobes.

Outside

To the front of the property is off street parking for one car, with side access to the rear garden.

To the rear is a range of wooden garden sheds, greenhouses, brick outbuilding. Lawned garden with mature shrubs and borders, and being enclosed via panelled fencing.



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.
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