

2 Marshall Street  
Heanor  
Derbyshire  
DE75 7AT  
01773715790  
info@taylorbrownandsimms.co.uk  
www.taylorbrownandsimms.co.uk

**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Bailey Brook Crescent, Langley Mill, Nottingham, Nottinghamshire ,  
NG16 4FZ  
£185,000**



**FEATURES:**

- RENOVATED BY CURRENT OWNERS
- THREE BEDROOMS
- SEMI DETACHED
- MODERN FITTED KITCHEN DINER
- MODERN FITTED BATHROOM
- NO UPWARD CHAIN
- REAR GARDEN
- DOWNSTAIRS WC
- GAS CENTRAL HEATED
- IDEAL FOR THE FIRST TIME BUYER

**COUNCIL TAX BAND: A EPC RATING: D**

**Entrance Hallway**  
UPVC window to side, radiator, stairs rising to the first floor, door to lounge and kitchen, laminate flooring.

**Lounge**  
3.46 m x 4.31 m (11'4" x 14'2")  
UPVC Window to front aspect, radiator, laminate flooring.

**Kitchen Diner**  
2.76 m x 5.31 m (9'1" x 17'5")  
UPVC window to rear aspect, a refitted modern kitchen comprising of base and wall units with work top, sink unit, part tiled walls, integrated oven, hob and extractor above, plumbing for washing machine, radiator, laminate flooring, door to rear hall.

**Rear Hall**  
UPVC door to side, door to downstairs WC and under stairs cupboard, laminate flooring.

**Downstairs WC**  
UPVC window to rear, WC with hand wash basin and tiled splash back, laminate flooring, radiator.

**First floor landing**

Doors to bedrooms and bathroom, UPVC window to side, storage cupboard, loft access point.

**Bedroom One**  
3.48 m x 3.20 m (11'5" x 10'6")  
UPVC window to front, radiator.

**Bedroom Two**  
2.79 m x 3.11 m (9'2" x 10'2")  
UPVC window to rear, radiator, fitted wardrobes.

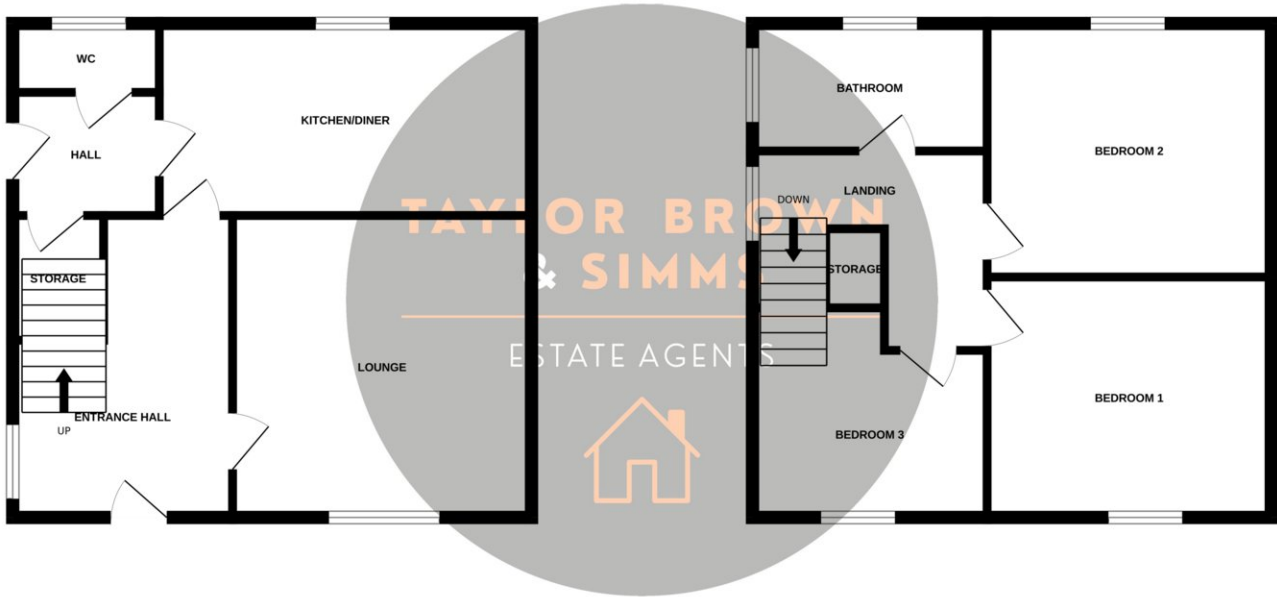
**Bedroom Three**  
2.55 m x 2.96 m (8'4" x 9'9")  
UPVC Window to front, radiator.

**Bathroom**  
UPVC windows to rear and side, Modern refitted bathroom suite comprising of shower cubicle, panelled bath, WC and pedestal hand wash basin, part tiled walls, towel rail.

**Outside**  
To the front is a brick wall with paved access leading to the front and side entrance.  
To the rear is a lawned garden with paved areas, having fencing to rear and one side.

GROUND FLOOR

1ST FLOOR



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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