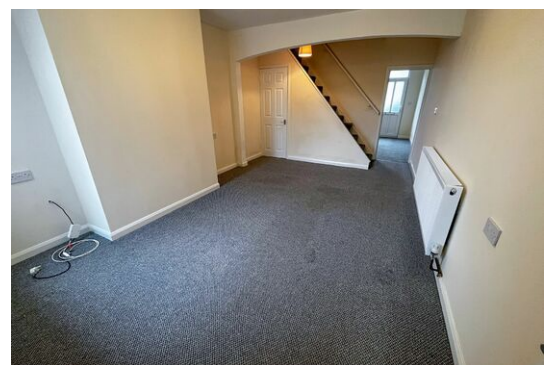


2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
www.taylorbrownandsimms.co.uk

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Peel Street, Langley Mill, Nottinghamshire , NG16 4DR
£135,000



FEATURES:

- TWO BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC / UTILITY
- UPSTAIRS BATHROOM
- REAR GARDEN
- NO UPWARD CHAIN
- CLOSE TO LOCAL AMENITIES
- GOOD CONDITION THROUGHOUT
- MODERN FITTED KITCHEN
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: E

Lounge

3.81 m x 3.74 m (12'6" x 12'3")

UPVC window and door to front, radiator, door to dining room.

Dining Room

5.88 m x 3.44 m (19'3" x 11'3")

UPVC window to rear, radiator, stairs rising to the first floor, under stairs storage cupboard, door to kitchen.

Kitchen

3.74 m x 2.00 m (12'3" x 6'7")

UPVC to rear, A modern fitted kitchen with high gloss base and wall units, roll top work surface, part tiled walls, space for fridge, integrated oven, hob and extractor above, tiled flooring, radiator, door to rear hall.

Rear Hall

Door to rear garden, radiator.

Downstairs WC/ Utility Room

UPVC window to rear, a two piece suite, hand wash basin and WC, work top with space underneath

for washing machine and drier, plumbing for washing machine.

First floor landing

Doors to bedrooms and bathroom, radiator, loft access point.

Bedroom One

3.78 m x 3.77 m (12'5" x 12'4")

UPVC to front, radiator.

Bedroom Two

4.01 m x 2.78 m (13'2" x 9'1")

UPVC window to rear, radiator.

Bathroom

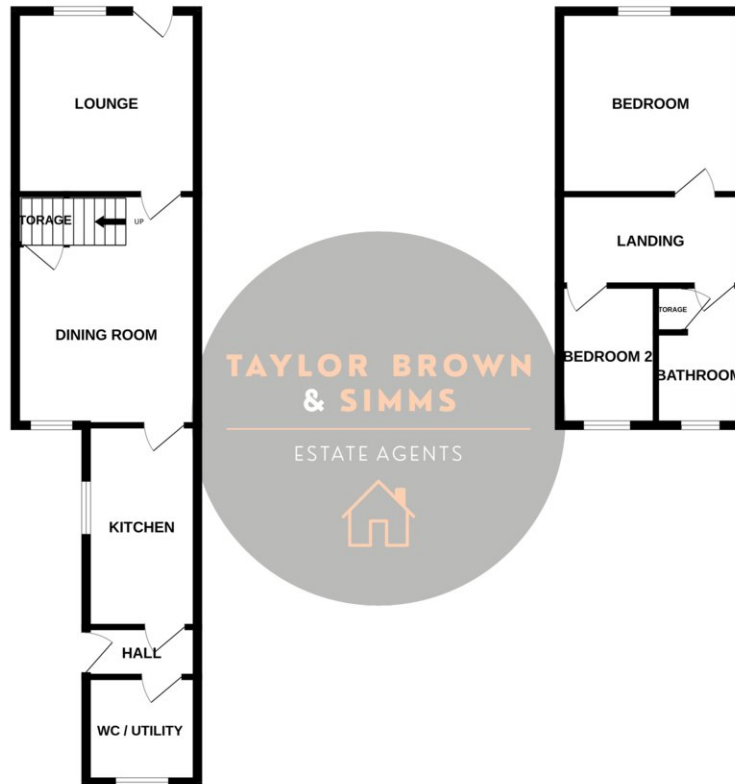
UPVC to rear, a modern fitted bathroom with a three piece suite including, panelled bath with shower above, WC, pedestal hand wash basin, radiator, part tiled walls. Storage cupboard housing the combi boiler.

Outside

To the rear of the property is a lawned garden, patio area and being enclosed via panelled fencing.

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. The 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 ©2024

NOTICE TO PROSPECTIVE PURCHASERS

Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements should not be relied upon to form any part of a contract or any offer made. The information offered is for guidance only particularly in relation to any listed appliances being in full working order. Purchasers should make their own investigations to verify correctness of same particularly if they intend to purchase the property for a specific use or purpose. The information contained within the brochure should not be republished or copied in any way for any other form of advertising or use without Taylor Brown & Simms permission.