

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

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Lyndale Drive, Codnor, Ripley, Derbyshire , DE5 9QJ
£145,000



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- DOWNSTAIRS WC
- GOOD SIZED KITCHEN
- REAR GARDEN
- NO UPWARD CHAIN
- IN NEED OF SOME UPGRADING
- IDEAL FOR INVESTOR
- CLOSE TO SCHOOLS
- CLOSE TO LOCAL AMENITIES

COUNCIL TAX BAND: A EPC RATING: D

Entrance Hallway

Stairs rising to the first floor, tiled flooring, radiator, window to side, door to lounge.

Lounge

4.04 m x 4.14 m (13'3" x 13'7")
UPVC Window to front, radiator, door to inner hallway.

Inner hallway

Door to downstairs WC, under stairs storage cupboard, tiled flooring, storage cupboard, door to kitchen diner.

Downstairs WC

Window to side, Low level WC, sink unit, tiled flooring.

Kitchen Diner

2.90 m x 4.27 m (9'6" x 14'0")
UPVC window to rear, radiator, base and wall units, roll top work surface, sink unit, part tiled, tiled flooring, space for washing machine

First floor landing

Doors to bedrooms and bathroom.

Bedroom One

3.90 m x 2.46 m (12'10" x 8'1")
UPVC window to rear, radiator, airing cupboard.

Bedroom Two

2.95 m x 2.77 m (9'8" x 9'1")
UPVC window to front, radiator.

Bedroom Three

2.72 m x 2.59 m (8'11" x 8'6")
UPVC Window to rear, radiator.

Bathroom

UPVC window to side, panelled bath, WC, pedestal hand wash basin, solid wood flooring, part tiled walls, radiator.

Outside

To the front is a lawned area with gate to the side.
To the rear is a lawned garden, patio, and a garden shed.



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 ©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.