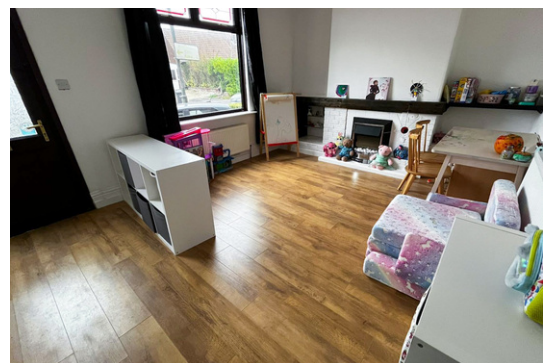


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Belper Road, West Hallam, Ilkeston, Derbyshire , DE7 6GY
£210,000



FEATURES:

- THREE BEDROOMS
- MID TERRACE
- OFF STREET PARKING
- TWO RECEPTION ROOMS
- SOUGHT AFTER LOCATION - WEST HALLAM
- GOOD SIZED KITCHEN
- CONSERVATORY / UTILITY ROOM
- DOWNSTAIRS WC
- UPSTAIRS BATHROOM
- REAR GARDEN

COUNCIL TAX BAND: A EPC RATING: D

Lounge

5.32 m x 3.72 m (17'5" x 12'2")

UPVC window to front aspect, radiator, laminate flooring, UPVC door to front, door to dining room.

Dining Room

4.47 m x 3.67 m (14'8" x 12'0")

Stairs to first floor, radiator, under stairs storage cupboard, opening into kitchen.

Kitchen

4.07 m x 3.16 m (13'4" x 10'4")

Two UPVC windows to rear, base and wall units with roll top work surface, sink unit, part tiled walls, integrated oven, hob and extractor, space for fridge freezer, door to utility room / conservatory, vinyl flooring.

Conservatory / Utility room

3.82 m x 3.13 m (12'6" x 10'3")

Double glazed windows and door to rear garden, plumbing for washing machine, space for drier, door to downstairs WC.

Downstairs WC

Double glazed window to rear, two piece suite comprising of WC and hand wash basin.

First floor landing

Doors to bedrooms and bathroom, loft access point - which is fully boarded out.

Bedroom One

3.66 m x 3.91 m (12'0" x 12'10")

Two UPVC windows to front aspect with secondary glazing, radiator.

Bedroom Two

2.61 m x 3.35 m (8'7" x 11'0")

UPVC window to rear, radiator.

Bedroom Three

3.69 m x 2.13 m (12'1" x 7'0")

UPVC window to front aspect with secondary glazing, radiator.

Bathroom

UPVC Window to rear, four piece suite comprising of bidet, WC, pedestal hand wash basin, panelled bath with shower above, radiator, part tiled walls.

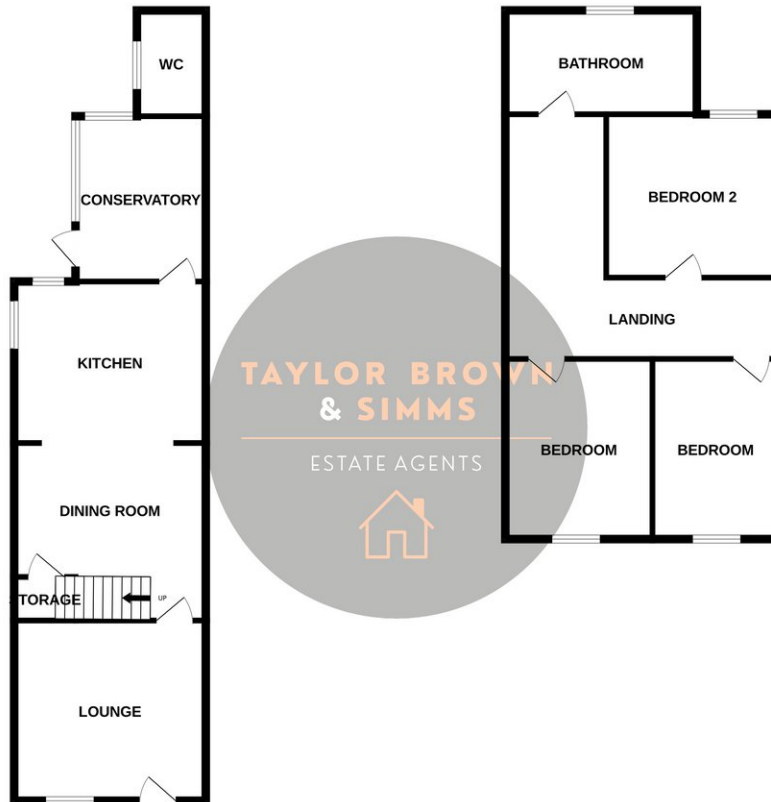
Outside

To the front of the property is a space for off street parking.

To the rear is a garden which has a range of mature shrubs and borders and being enclosed

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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