

2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
<https://taylorbrownandsimms.co.uk/>

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Canning Mews, Park Road, Ilkeston, Derbyshire , DE7 5BS
£89,500



FEATURES:

- TWO BEDROOMS
- TOP FLOOR APARTMENT
- OFF STREET PARKING SPACE
- NO UPWARD CHAIN
- CLOSE TO TOWN CENTRE
- IDEAL FOR INVESTORS OR FIRST TIME BUYERS
- GAS CENTRAL HEATED
- UPVC DOUBLE GLAZED
- WELL MAINTAINED
- VIEWING ESSENTIAL

COUNCIL TAX BAND: B EPC RATING: C

Entrance Hallway

Entrance into communal entrance with steps rising to the top floor to the address. Intercom service to the property.

Internal hallway

Doors to all rooms, radiator, cupboard.

Kitchen

2.73 m x 2.67 m (8'11" x 8'9")

UPVC window to front aspect, fitted base and wall units with work top, sink unit, part tiled walls, integrated oven, hob and extractor above, plumbing for washing machine, space for fridge, vinyl flooring.

Lounge

4.64 m x 3.45 m (15'3" x 11'4")

Two UPVC windows to front,

radiator, tv point.

Bedroom One

3.52 m x 2.70 m (11'7" x 8'10")

UPVC window to rear aspect, radiator.

Bedroom Two

2.38 m x 2.86 m (7'10" x 9'5")

UPVC window to rear aspect, radiator.

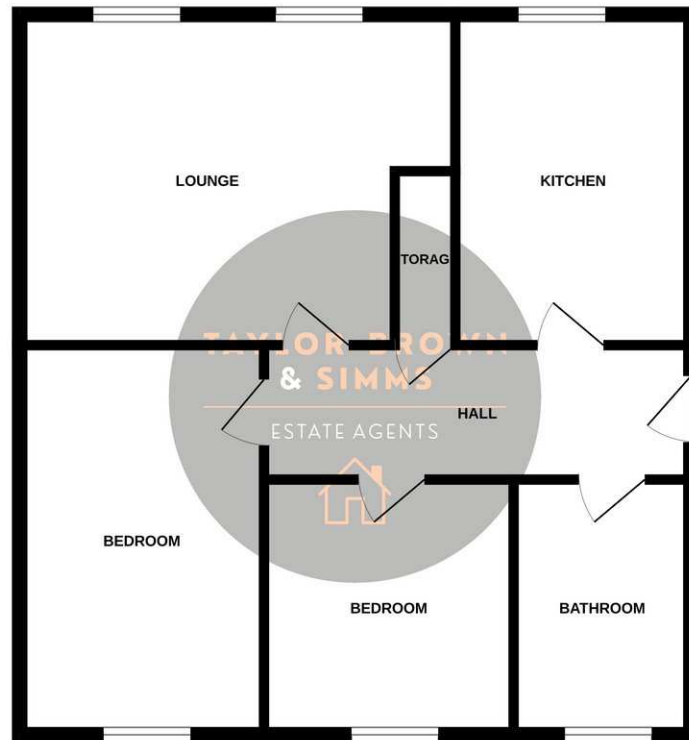
Bathroom

UPVC double glazed window to rear, Three piece suite comprising of panelled bath with shower above and shower curtain, WC, pedestal hand wash basin, radiator, vinyl flooring, part tiled walls.

Outside

To the front of the property is a off street parking area.

GROUND 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.
Made with Metropix ©2025

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.