

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

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Millfield Road, Ilkeston, Derbyshire , DE7 5DL
£165,000



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- CLOSE TO TOWN CENTRE AND LOCAL AMENITIES
- ENCLOSED LANDSCAPED GARDEN
- TWO RECEPTION ROOMS
- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYER
- FITTED BATHROOM
- OAK INTERNAL DOORS
- SPACIOUS ROOMS

COUNCIL TAX BAND: A EPC RATING: D

Lounge
3.60 m x 3.43 m (11'10" x 11'3")
UPVC window and door to front,
radiator.

Dining Room
3.70 m x 4.83 m (12'2" x 15'10")
UPVC window to rear, radiator,
under stairs storage cupboard, door
to kitchen.

Kitchen
2.66 m x 1.91 m (8'9" x 6'3")
UPVC window to rear, fitted
kitchen comprising of base and
wall units with work top, sink unit,
part tiled walls, integrated oven,
hob and extractor above. opening
to rear hall.

Rear Hall
UPVC door to rear garden, door to
bathroom.

Bathroom
UPVC window to rear aspect, three
piece suite comprising of panelled

bath, WC and hand wash basin,
part tiled walls, radiator.

First floor landing
Radiator, doors to bedrooms.

Bedroom One
3.69 m x 3.48 m (12'1" x 11'5")
UPVC window to front aspect,
radiator.

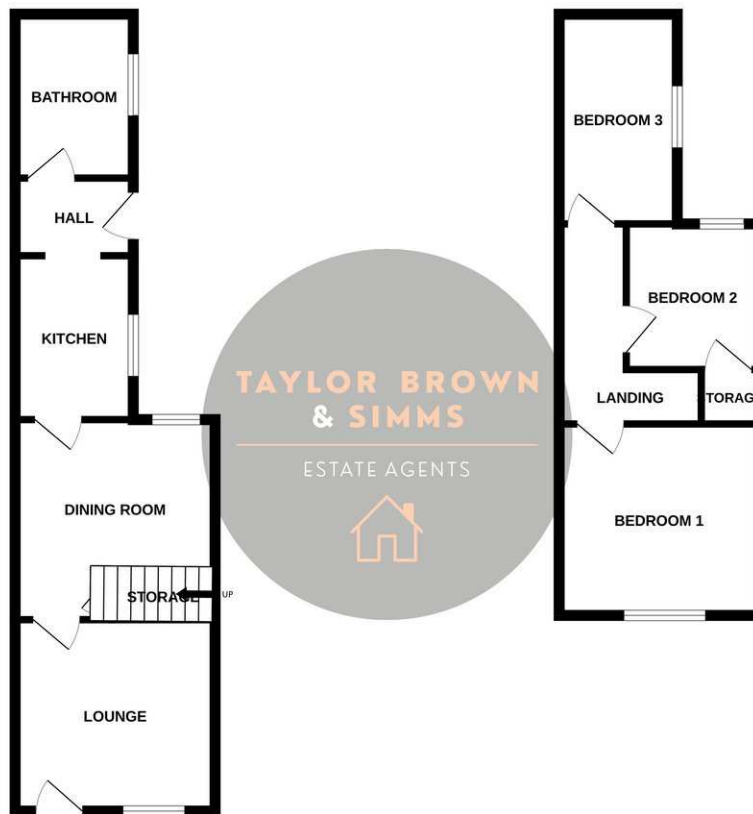
Bedroom Two
3.75 m x 2.70 m (12'4" x 8'10")
UPVC window to rear aspect,
radiator, storage cupboard housing
the boiler.

Bedroom Three
3.92 m x 1.99 m (12'10" x 6'6")
UPVC window to side aspect,
radiator.

Outside
To the rear is a paved patio area,
lawned garden being enclosed via
panelled fencing, with gated access
to the front.

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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