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**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.**



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 inaccuracy. The floorplan is for guidance purposes only and must not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantees as to their operability or efficiency can be given.  
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