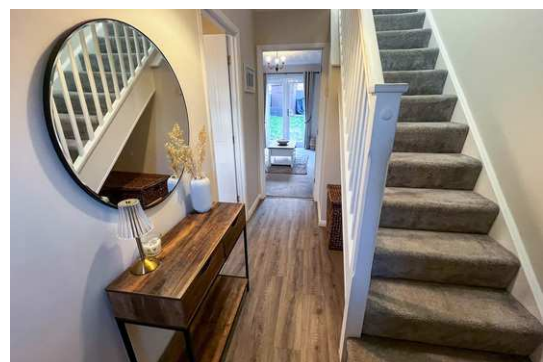


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Horsecroft Close, Ilkeston, Derbyshire , DE7 9LD Offers in region of £185,000



FEATURES:

- TWO DOUBLE BEDROOMS
- SEMI DETACHED
- OFF STREET PARKING
- CUL DE SAC LOCATION
- WELL PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION - SHIPLEY VIEW
- CLOSE TO TRANSPORT LINKS AND AMENITIES
- NEW BOILER FITTED DECEMBER 2025
- IDEAL FOR FIRST TIME BUYER

COUNCIL TAX BAND: B EPC RATING: D

Entrance Hallway
Stairs rising to the first floor, radiator, vinyl flooring, doors to lounge and kitchen.

Kitchen
3.64 m x 1.94 m (11'11" x 6'4")
UPVC window to front aspect, fitted kitchen with base and wall units with work top, sink unit, part tiled walls, plumbing for washing machine and dishwasher, integrated oven, hob and extractor above, vinyl flooring.

Lounge
4.03 m x 3.91 m (13'3" x 12'10")
UPVC french doors to rear aspect, radiator, feature fireplace, tv point.

First floor landing
UPVC window to side aspect, doors to bedrooms and bathroom.

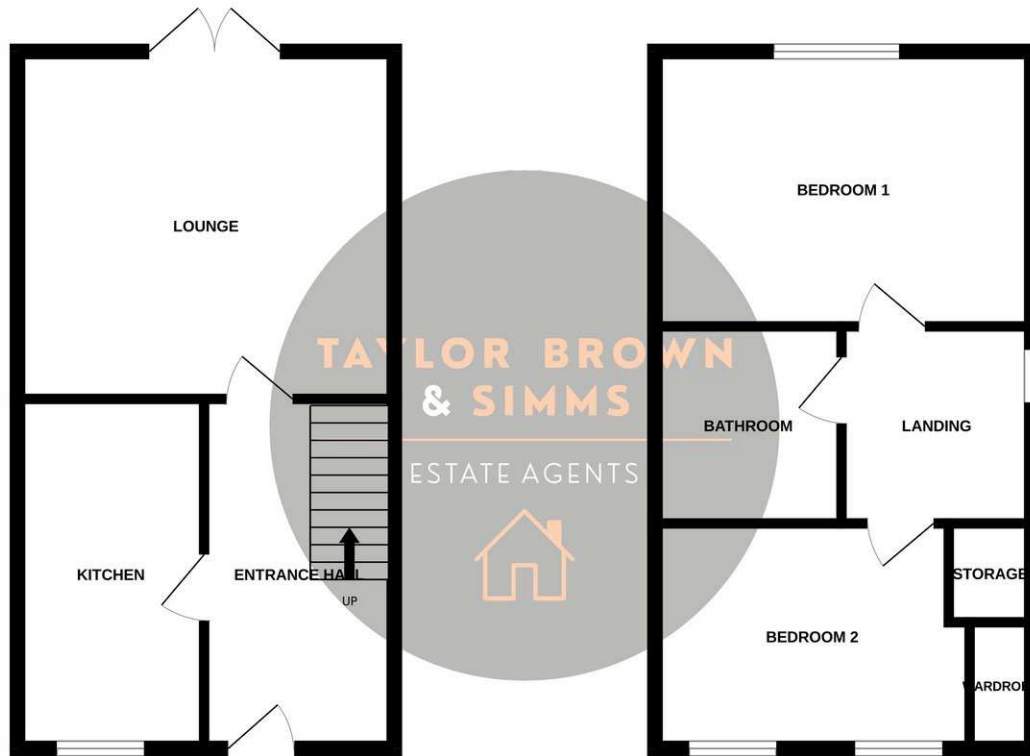
Bedroom One
3.88 m x 2.97 m (12'9" x 9'9")

UPVC window to rear aspect, radiator.

Bedroom Two
3.32 m x 2.82 m (10'11" x 9'3")
Two UPVC windows to front aspect, radiator, fitted wardrobe, over stairs storage cupboard.

Bathroom
Three piece modern suite comprising of panelled bath with shower above and shower screen, WC and pedestal hand wash, part tiled walls, vinyl flooring, feature heated towel rail.

Outside
To the front is a driveway providing ample off street parking, with lawned area, and gated access leading to the rear garden. To the rear of the property is a paved area, lawned area, wooden garden shed and being enclosed via panelled fencing.



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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