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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Crossley Street, Ripley, Derbyshire , DE5 3EE  
£107,500**



**FEATURES:**

- TWO BEDROOMS
- NO UPWARD CHAIN
- CLOSE TO TOWN CENTRE
- CLOSE TO TRANSPORT LINKS
- TWO RECEPTION ROOMS
- IDEAL FOR FIRST TIME BUYER
- ENCLOSED REAR GARDEN
- UTILITY ROOM
- UPSTAIRS BATHROOM
- VIEWING ESSENTIAL

**COUNCIL TAX BAND: A EPC RATING: E**

#### Lounge

3.44 m x 3.46 m (11'3" x 11'4")

UPVC window and door to front aspect, radiator, feature fireplace, radiator, door to dining room.

#### Dining Room

3.42 m x 3.47 m (11'3" x 11'5")

UPVC window to rear aspect, radiator, door to first floor, under stairs storage cupboard.

#### Kitchen

2.58 m x 2.00 m (8'6" x 6'7")

UPVC Window to side aspect, base and wall units, sink unit. part tiled walls, cooker, vinyl flooring, opening to rear hall with storage cupboard and rear utility room.

#### Utility Room

2.15 m x 2.09 m (7'1" x 6'10")

UPVC Window to rear aspect.

#### First floor landing

Doors to bedrooms and bathroom.

#### Bedroom

3.44 m x 3.44 m (11'3" x 11'3")

UPVC Window to front aspect, radiator.

#### Bedroom Two

3.43 m x 2.47 m (11'3" x 8'1")

UPVC Window to rear aspect, radiator.

#### Bathroom

2.50 m x 1.94 m (8'2" x 6'4")

UPVC window to rear aspect, three piece suite comprising of shower cubicle, pedestal hand wash, WC, part tiled walls, radiator.

#### Outside

To the rear of the property is a enclosed garden with artificial grass.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. 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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