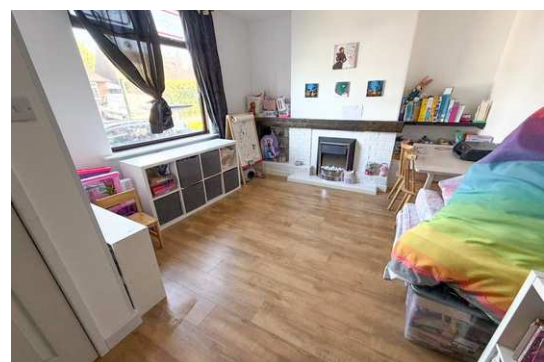


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Belper Road, West Hallam, Ilkeston, Derbyshire , DE7 6GY Offers Over £200,000



FEATURES:

- THREE BEDROOMS
- MID TERRACE
- OFF STREET PARKING
- TWO RECEPTION ROOMS
- NEW KITCHEN
- SOUGHT AFTER LOCATION - WEST HALLAM
- GOOD SIZED KITCHEN
- CONSERVATORY / UTILITY ROOM
- DOWNSTAIRS WC
- UPSTAIRS BATHROOM

COUNCIL TAX BAND: A EPC RATING: D

Lounge

5.32 m x 3.72 m (17'5" x 12'2")
UPVC window to front aspect,
radiator, laminate flooring, UPVC
door to front, door to dining room.

Dining Room

4.47 m x 3.67 m (14'8" x 12'0")
Stairs to first floor, radiator, under
stairs storage cupboard, opening
into kitchen.

Kitchen

4.07 m x 3.16 m (13'4" x 10'4")
Two UPVC windows to rear, base
and wall units with roll top work
surface, sink unit, part tiled walls,
integrated oven, hob and extractor,
space for fridge freezer, door to
utility room / conservatory, vinyl
flooring.

Conservatory / Utility room

3.82 m x 3.13 m (12'6" x 10'3")
Double glazed windows and door
to rear garden, plumbing for
washing machine, space for drier,
door to downstairs WC.

Downstairs WC

Double glazed window to rear, two
piece suite comprising of WC and
hand wash basin.

First floor landing

Doors to bedrooms and bathroom,
loft access point - which is fully
boarded out.

Bedroom One

3.66 m x 3.91 m (12'0" x 12'10")
Two UPVC windows to front aspect
with secondary glazing, radiator.

Bedroom Two

2.61 m x 3.35 m (8'7" x 11'0")
UPVC window to rear, radiator.

Bedroom Three

3.69 m x 2.13 m (12'1" x 7'0")
UPVC window to front aspect with
secondary glazing, radiator.

Bathroom

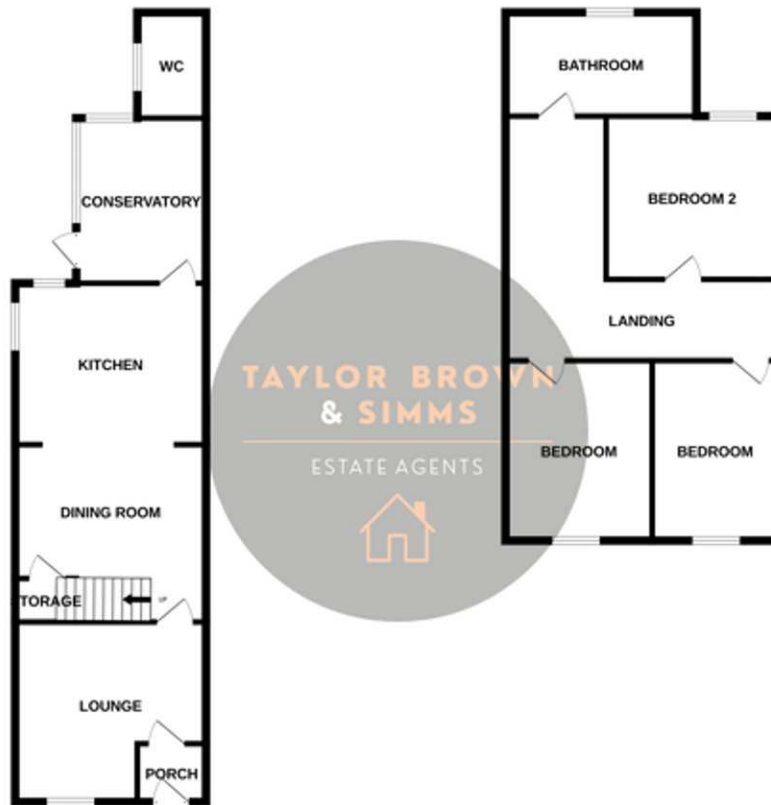
UPVC Window to rear, four piece
suite comprising of bidet, WC,
pedestal hand wash basin, panelled
bath with shower above, radiator,
part tiled walls.

Outside

To the front of the property is a
space for off street parking.
To the rear is a garden which has a
range of mature shrubs and
borders and being enclosed

GROUND FLOOR

1ST FLOOR



While 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, omissions or mis-statements. This plan is for guidance 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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NOTICE TO PROSPECTIVE PURCHASERS

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