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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Coniston Drive, Ilkeston, Derbyshire , DE7 4FG
£180,000



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- OFF STREET PARKING
- GOOD SIZED REAR GARDEN
- OUTBUILDINGS TO THE REAR
- GAS CENTRAL HEATING
- NO UPWARD CHAIN
- IN NEED OF MODERNISATION AND UPGRADING
- POPULAR RESIDENTIAL LOCATION
- VIEWING ESSENTIAL



COUNCIL TAX BAND: A EPC RATING: TBC

Entrance Hallway
Stairs rising to the first floor,
storage cupboard, doors to lounge
and dining room.

Lounge
5.95 m x 3.04 m (19'6" x 10'0")
Dual aspect with double glazed
windows to front and rear aspect,
radiator, fireplace.

Dining Room
5.01 m x 3.65 m (16'5" x 12'0")
Double glazed window to side and
rear aspect, door to kitchen, under
stairs storage cupboard, radiator.

Kitchen
2.32 m x 1.58 m (7'7" x 5'2")
Door to rear aspect, double glazed
window to side aspect, base units
with work top, sink unit, wall
mounted boiler, plumbing for
washing machine, fridge.

First floor landing
radiator, doors to bedrooms and
bathroom.

Bedroom

4.15 m x 3.05 m (13'7" x 10'0")
Two Double glazed windows to rear
aspect.

Bedroom Two
3.78 m x 3.04 m (12'5" x 10'0")
double glazed window to rear
aspect, radiator.

Bedroom Three
2.87 m x 2.02 m (9'5" x 6'8")
Double glazed window to front,
radiator, fitted wardrobes.

Bathroom
Double glazed window to front,
three piece suite, panelled bath,
WC and pedestal hand wash basin,
tiled walls, radiator.

Outside
To the front of the property is a
gated entrance, leading to a off
street parking area, paved access to
the front door, gravelled area with
shrubs, and side gated access
leading to the rear garden.
To the rear is a lawned garden,
patio area, three good sized
outbuildings and being enclosed.

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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