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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Lord Haddon Road, Ilkeston, Derbyshire , DE7 8AU
£130,000



FEATURES:

- TWO DOUBLE BEDROOMS
- MID TERRACE PROPERTY
- CLOSE TO TOWN CENTRE
- CLOSE TO TRANSPORT LINKS
- NEW KITCHEN FITTED
- ENCLOSED REAR GARDEN
- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYER

COUNCIL TAX BAND: A EPC RATING: D

Lounge

3.86 m x 3.66 m (12'8" x 12'0")

UPVC window and door to front aspect, radiator, fireplace.

Dining Room

3.94 m x 3.71 m (12'11" x 12'2")

UPVC window to rear aspect, door to kitchen and door to stairs, under stairs storage cupboard, radiator.

Kitchen

4.29 m x 2.12 m (14'1" x 6'11")

UPVC window and door to rear garden, New kitchen with base and wall units, sink unit, part tiled walls, integrated oven, hob and extractor above, plumbing for washing machine, radiator, laminate flooring.

First floor landing

loft access point, doors to bedrooms and bathroom.

Bedroom One

3.93 m x 3.61 m (12'11" x 11'10")

UPVC window to front aspect, radiator.

Bedroom Two

3.94 m x 2.90 m (12'11" x 9'6")

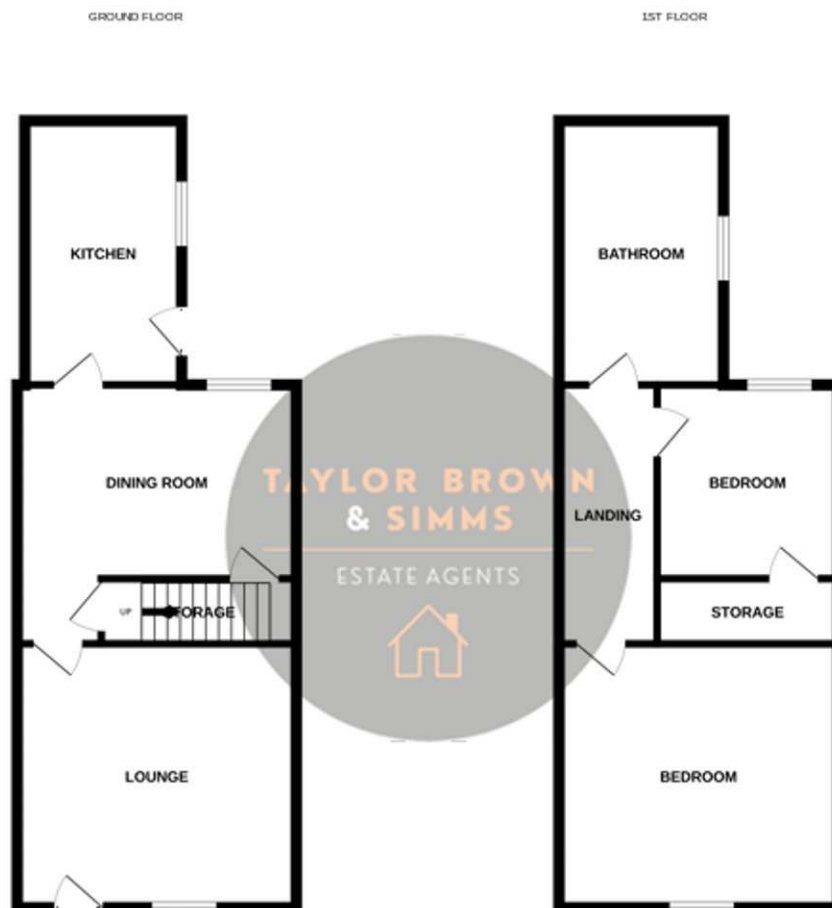
UPVC window to rear aspect, over stairs storage cupboard, radiator.

Bathroom

UPVC window to rear, four piece suite comprising of panelled bath, shower cubicle, WC and pedestal hand wash, part tiled walls, radiator, storage cupboard housing the boiler.

Outside

To the rear of the property is a enclosed garden via panelled fencing, patio area, lawned area.



Whilst every attempt has been made to ensure the accuracy of the description 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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