

2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
https://taylorbrownandsimms.co.uk/

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

**Crossley Street, Ripley, Derbyshire , DE5 3EE
£110,000**



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.
Made with Metragen 12/24

NOTICE TO PROSPECTIVE PURCHASERS

Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements should not be relied upon to form any part of a contract or any offer made. The information offered is for guidance only particularly in relation to any listed appliances being in full working order. Purchasers should make their own investigations to verify correctness of same particularly if they intend to purchase the property for a specific use or purpose. The information contained within the brochure should not be republished or copied in any way for any other form of advertising or use without Taylor Brown & Simms permission.