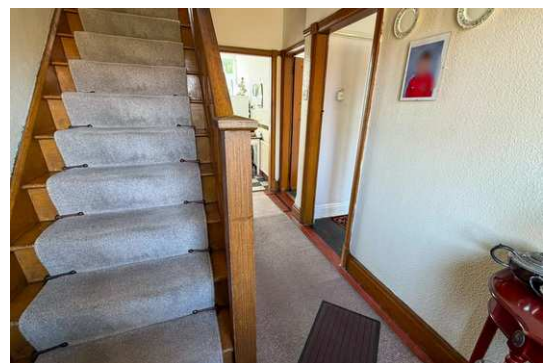


2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
<https://taylorbrownandsimms.co.uk/>

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Cromford Road, Langley Mill, Nottingham, NG16 4HA
£250,000



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- TWO RECEPTION ROOMS
- IN NEED OF SOME MODERNISATION
- NO UPWARD CHAIN
- CLOSE TO TRANSPORT LINKS
- FANTASTIC SIZED REAR GARDEN
- GARAGE AND OFF STREET PARKING
- SOUGHT AFTER LOCATION
- GREAT POTENTIAL

COUNCIL TAX BAND: C EPC RATING: C

Entrance Hallway

Stairs rising to the first floor with decorative stair rods, under stairs storage / pantry cupboard, doors to lounge, dining room and kitchen.

Lounge

4.27 m x 3.89 m (14'0" x 12'9")
UPVC bay window to front aspect, radiator, feature fireplace.

Dining Room

4.08 m x 3.72 m (13'5" x 12'2")
UPVC window to rear aspect, feature fireplace, radiator.

Kitchen

3.04 m x 2.39 m (10'0" x 7'10")
UPVC door and window to rear aspect, kitchen with base units, sink unit, storage and cupboards, cooker, fridge, plumbing for washing machine.

First floor landing

UPVC window to side aspect, doors to bedrooms and bathroom.

Bedroom One

4.37 m x 3.88 m (14'4" x 12'9")
UPVC bay window to front aspect,

radiator.

Bedroom Two

3.34 m x 4.19 m (10'11" x 13'9")
UPVC window to rear aspect, radiator.

Bedroom Three

2.20 m x 2.18 m (7'3" x 7'2")
UPVC window to front aspect, radiator.

Bathroom

UPVC Window to rear aspect, three piece suite comprising of panelled bath with shower above, WC and hand wash basin, part tiled walls, cupboard housing the boiler, radiator.

Outside

To the front of the property is ample off street parking leading to a single detached garage with gated access to the rear garden, lawned area, mature shrubs and borders.

To the rear is a substantial garden with many beautiful features with trees, shrubs, lawned areas, patio area, outside brick built sheds.

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.
Made with lettopix ©2025

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.