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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Far Dales Road, Ilkeston, Derbyshire , DE7 8YL **£110,000**



FEATURES:

- COACH HOUSE
- ONE BEDROOM
- OPEN PLAN LIVING / KITCHEN
- SHOWER ROOM
- LARGE STORAGE SPACE DOWNSTAIRS
- PARKING SPACE
- GREAT RESIDENTIAL LOCATION
- CLOSE TO TOWN CENTRE AND LOCAL TRANSPORT LINKS
- GAS CENTRAL HEATED
- IDEAL FOR FIRST TIME BUYER / INVESTOR

COUNCIL TAX BAND: A EPC RATING: B

Entrance Hallway
Stairs rising to the living accommodation, radiator.

Landing
UPVC window to rear, radiator, storage cupboard, doors to open plan living space, shower room and bedroom.

Bedroom
4.68 m x 3.21 m (15'4" x 10'6")
UPVC window to front aspect, radiator, over stairs storage area.

Lounge area
4.97 m x 5.54 m (16'4" x 18'2")
Two UPVC windows to front aspect, radiator, tv point, opening to kitchen area.

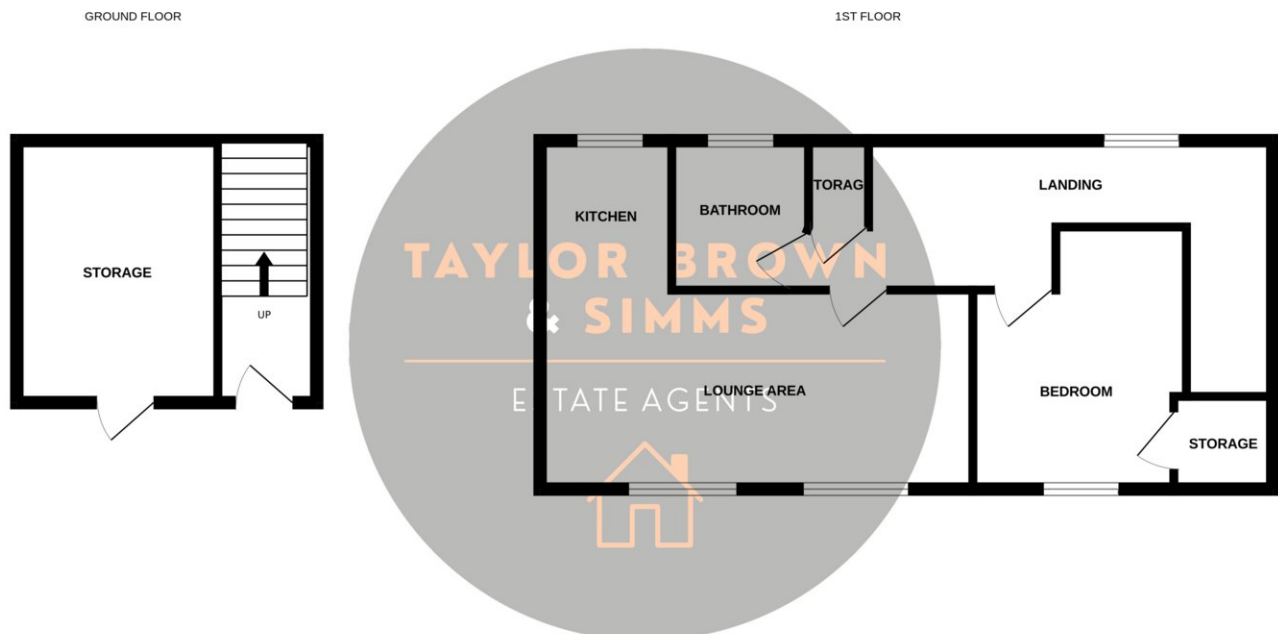
Kitchen Area
UPVC window to rear aspect, modern base and wall units with

work top, sink unit, plumbing for washing machine, integrated oven, hob and extractor, space for tall fridge freezer, vinyl flooring, the appliances are open to negotiation.

Shower room
UPVC window to rear aspect, three piece suite comprising of shower, WC and hand wash basin, radiator, part tiled walls.

Storage Cupboard
4.68 m x 3.21 m (15'4" x 10'6")
This room is a great space with potential to create a further downstairs living space / bedroom, subject to any relevant planning permissions or building regulations.

Outside
To the front of the property is off street parking for 1 1/2 vehicles.



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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