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

TAYLOR BROWN & SIMMS
ESTATE AGENTS

Peel Street, Langley Mill, Nottingham, Nottinghamshire , NG16 4DR

Offers Over £130,000











FEATURES:

- THREE BEDROOMS
- RENOVATED THROUGHOUT
- RE WIRED AND RE PLUMBED
- TWO RECEPTION ROOMS
- NEW KITCHEN AND BATHROOM
- GREAT LOCATION
- CLOSE TO TRANSPORT LINKS
- IDEAL FOR THE FIRST TIME BUYER
- CALL TODAY TO ARRANGE A VIEWING!
-

COUNCIL TAX BAND: A EPC RATING: D

Lounge
3.79 m x 3.40 m (12'5" x 11'2")
UPVC window and door to front aspect, feature fireplace, radiator, door to inner hall.

Inner Hallway
Stairs rising to the first floor, door to dining room and Utility room.

Utility Room
Range of base units, space for tumble drier.

Dining Room
3.97 m x 3.39 m (13'0" x 11'1")
UPVC window to rear aspect, radiator, door to kitchen

Kitchen
3.74 m x 1.98 m (12'3" x 6'6")
UPVC Window and door to rear aspect, beautifully fitted kitchen comprising of base and wall units, sink unit, part tiled walls, integrated oven, hob and extractor above, plumbing for washing machine, space for tall fridge freezer, radiator, door to bathroom.

Bathroom
A recently fitted new suite comprising of three piece suite: Panelled bath with shower above, WC and pedestal hand wash, part tiled walls, heated towel rail, spot lights.

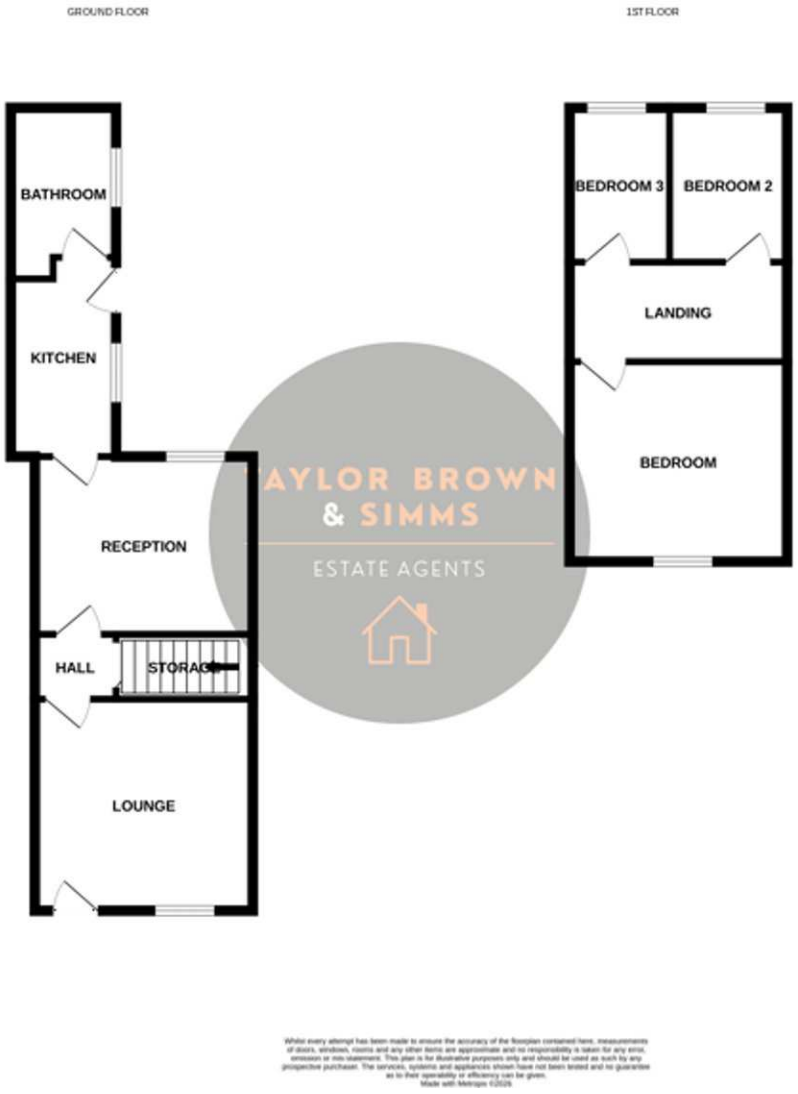
First floor landing
Doors to bedrooms.

Bedroom One
3.83 m x 3.53 m (12'7" x 11'7")
UPVC window to front aspect, radiator.

Bedroom Two
3.99 m x 2.66 m (13'1" x 8'9")
UPVC window to rear aspect, radiator.

Bedroom Three
3.97 m x 1.79 m (13'0" x 5'10")
UPVC window to rear aspect, radiator, storage cupboard housing the boiler.

Outside
To the rear of the property is a enclosed garden with lawned area, patio area, greenhouse, and being enclosed via panelled fencing.



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 Metropix ©2026

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.

TAYLOR BROWN & SIMMS
ESTATE AGENTS

01773715790
info@taylorbrownandsimms.co.uk
https://taylorbrownandsimms.co.uk/