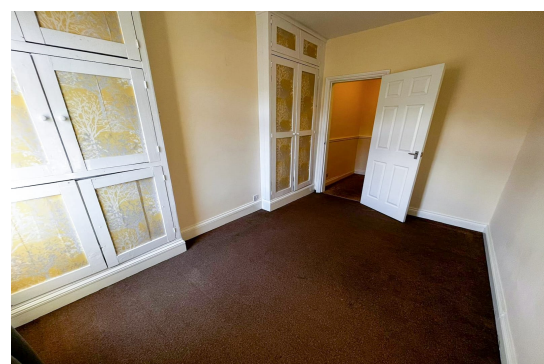


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

**John Street, Heanor, Derbyshire , DE75 7FT
Asking Price £135,000**



FEATURES:

- THREE BEDROOM
- SPACIOUS PROPERTY
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- IDEAL FOR FIRST TIME BUYER
- NO UPWARD CHAIN
- REAR GARDEN WITH OUTSIDE STORAGE
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: E

Lounge

4.03 m x 3.47 m (13'3" x 11'5")
UPVC double glazed door and window to front aspect, feature wall lights, radiator, storage cupboard, door to inner hallway

Inner Hallway

Door to dining room and bathroom, stairs rising to the first floor.

Bathroom

Three piece suite comprising of panelled bath with shower above, WC, pedestal hand wash basin, part tiled walls, radiator, vinyl flooring, storage cupboard.

Dining Room

4.08 m x 3.79 m (13'5" x 12'5")
UPVC double glazed window to rear aspect, opening to kitchen, fireplace, radiator, laminate flooring.

Kitchen

4.99 m x 2.33 m (16'4" x 7'8")
UPVC double glazed window and door to rear aspect, a fitted modern kitchen comprising of base and wall units with roll top work surface, sink unit with drainer, part tiled walls, radiator, integrated oven, hob and extractor above.

First floor landing

Doors to bedrooms.

Bedroom One

4.12 m x 3.54 m (13'6" x 11'7")
UPVC double glazed window to front aspect, radiator.

Bedroom Two

2.61 m x 3.78 m (8'7" x 12'5")
UPVC double glazed window to rear aspect, storage cupboards, one housing the water tank, radiator.

Bedroom Three

3.78 m x 2.12 m (12'5" x 6'11")
UPVC double glazed window to rear aspect, radiator.

Outside

To the rear of the property is a lawned garden, paved area, being enclosed via panelled fencing and having a brick built storage shed. There is a side gated access to the front of the property.



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 for 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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