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**TAYLOR BROWN  
& SIMMS**

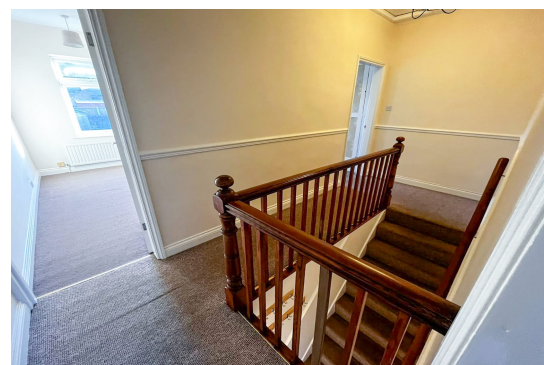
ESTATE AGENTS

**John Street, Heanor, Derbyshire , DE75 7FT**  
**Asking Price £132,000**



**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.

**Disclaimer**  
**NOTICE TO PROSPECTIVE PURCHASERS**  
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