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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Loscoe Road Heanor DE75 7FG £170,000



FEATURES:

- FOUR BEDROOM DOUBLE FRONTED
- NEEDS MODERNISATION AND UPGRADING
- THREE RECEPTION ROOM
- GOOD SIZED GARDEN
- POTENTIAL FOR PLANNING FOR DWELLING
- TOWN CENTRE LOCATION
- GREAT POTENTIAL
- UTILITY ROOM
- VIEWING ESSENTIAL
- NO UPWARD CHAIN

COUNCIL TAX BAND: A EPC RATING: D

Entrance Hallway

Stairs rising to the first floor, doors to lounge, reception room and kitchen, radiator.

Reception Room

3.65 m x 3.79 m (12'0" x 12'5")
UPVC door and window to front aspect, radiator.

Kitchen

3.61 m x 4.08 m (11'10" x 13'5")
UPVC to side aspect, fitted kitchen with base and wall units with sink unit, integrated oven, hob and extractor above, AGA oven, radiator, part tiled walls, door to rear hall.

Rear Hallway

UPVC Door to rear and UPVC window to side aspect, door to utility room.

Utility Room

2.74 m x 2.44 m (9'0" x 8'0")
Window to rear and UPVC window to side aspect, sink unit, under stairs storage cupboard.

Reception Room

3.69 m x 3.75 m (12'1" x 12'4")
UPVC french doors to rear aspect, fireplace, radiator, doors to lounge.

Lounge

3.71 m x 3.54 m (12'2" x 11'7")
UPVC double glazed window to front aspect, radiator.

First floor landing

UPVC window to rear aspect, radiator, doors to bedrooms and bathroom and loft access.

Bedroom

3.81 m x 2.70 m (12'6" x 8'10")
UPVC window to rear aspect radiator.

Bedroom

3.76 m x 3.63 m (12'4" x 11'11")
UPVC double glazed window to front aspect, radiator.

Bedroom

4.72 m x 3.25 m (15'6" x 10'8")
UPVC window to front aspect, radiator, storage cupboard.

Bedroom

3.62 m x 2.44 m (11'11" x 8'0")
UPVC window to side aspect, radiator.

Bathroom

UPVC window to side aspect, three piece suite comprising of bath, WC, hand wash basin, part tiled walls, radiator.

Outside

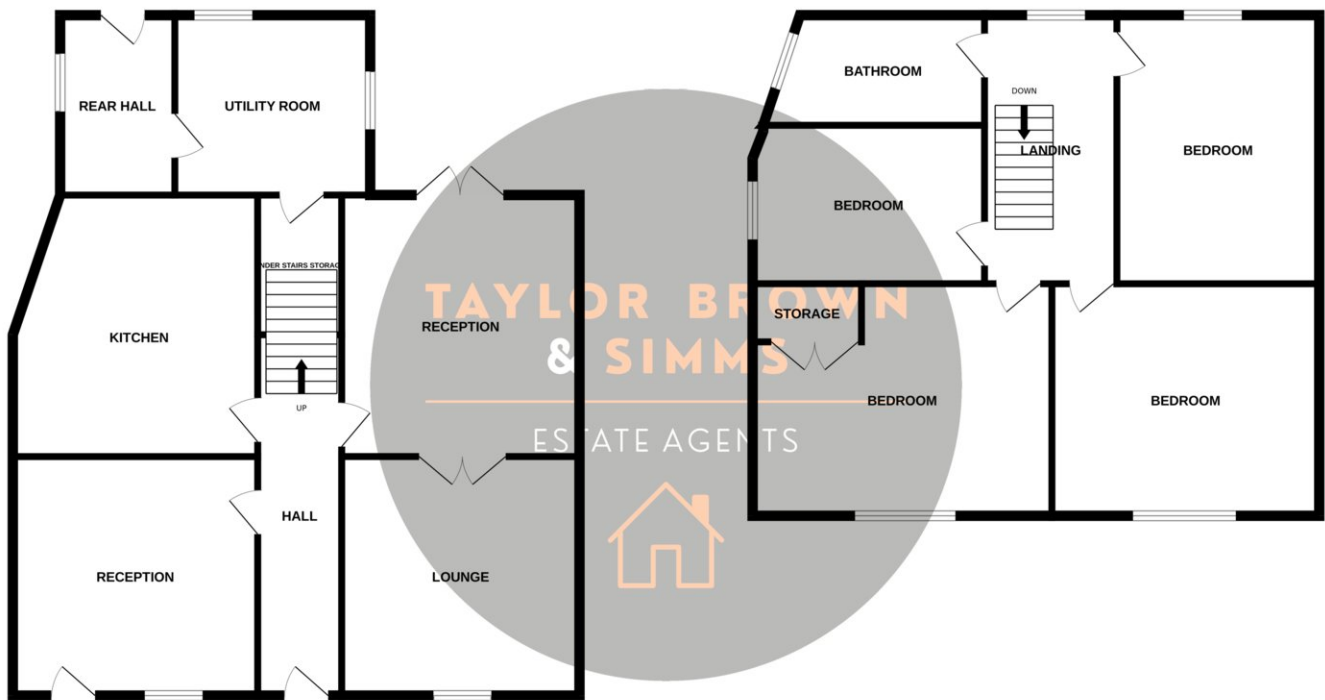
To the rear is a good sized garden, which has previously had outline planning permission for a detached bungalow, there is garden with shrubs and borders.

Disclaimer

NOTICE TO PROSPECTIVE PURCHASERS
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GROUND FLOOR

1ST FLOOR



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