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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Loscoe Grange, Loscoe, Heanor , DE75 7JY
£130,000



FEATURES:

- TWO BEDROOM
- TERRACE PROPERTY
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN DINER
- UTILITY ROOM
- NO UPWARD CHAIN
- GAS CENTRAL HEATING
- REAR GARDEN
- IDEAL FOR FIRST TIME BUYER
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: E

Lounge

4.00 m x 3.69 m (13'1" x 12'1")
window to front aspect, fireplace,
radiator, door to open plan dining
room/ kitchen.

Dining Area

4.61 m x 3.69 m (15'1" x 12'1")
stairs rising to the first floor,
radiator, open plan to kitchen.

Kitchen Area

3.69 m x 1.57 m (12'1" x 5'2")
window to rear aspect, base and
wall units with roll top work
surface, sink unit with drainer, part
tiled walls, cooker, door to rear hall

Rear hall

Door to rear garden and utility
room.

Utility Room

window to rear aspect, plumbing
for washing machine, base unit.

First floor landing

doors to bedrooms and bathroom.

Bedroom One

3.97 m x 3.69 m (13'0" x 12'1")
Window to front aspect, radiator.

Bedroom Two

3.62 m x 2.74 m (11'11" x 9'0")
Window to rear aspect, radiator.
over stairs storage.

Bathroom

Window to rear aspect, three piece
suite comprising of panelled bath,
WC, hand wash basin, part tiled
walls, storage cupboard, radiator.

Outside

To the rear of the property is a brick
build storage shed, patio area,
lawned garden. and being enclosed
via panelled fencing and walling.

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.