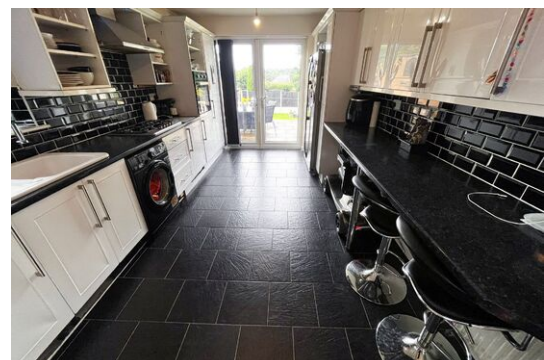


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Avis Avenue, Marlpool, Heanor, DE75 7DD
£225,000



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- AMPLE OFF STREET PARKING
- GOOD SIZED GARDEN
- OPEN PLAN LIVING SPACE
- GOOD RESIDENTIAL LOCATION
- CLOSE TO SHIPLEY COUNTRY PARK
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: C

Entrance area.
Open plan into living room, stairs rising to the first floor, storage area, opening to kitchen.

Lounge area
5.98 m x 3.62 m (19'7" x 11'11")
UPVC patio doors to rear, UPVC window to front, feature fireplace, radiator.

Kitchen
4.58 m x 2.98 m (15'0" x 9'9")
UPVC french doors to rear, a range of modern fitted units comprising of base and wall units, roll top work surface, sink unit, part tiled walls, tiled flooring, eye level oven, hob and extractor above, space for fridge freezer.

First floor landing
UPVC window to front, storage cupboard, doors to bedrooms and bathroom.

Bedroom One

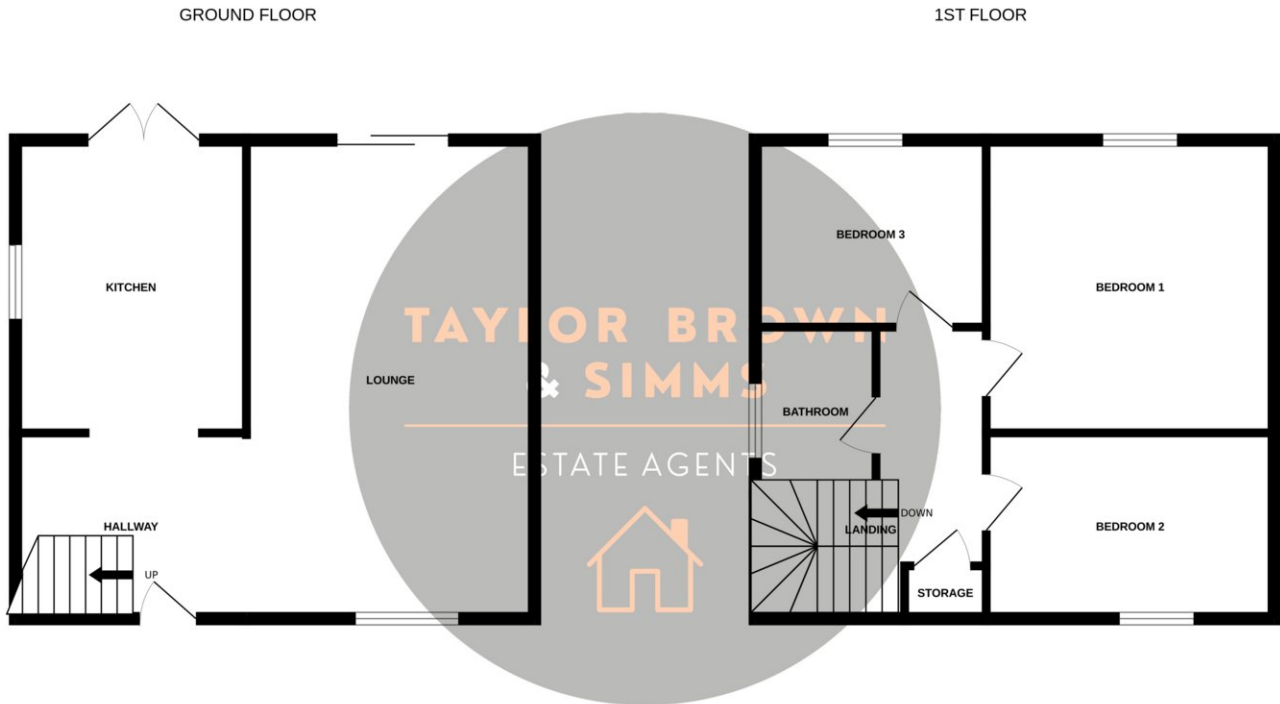
3.68 m x 4.11 m (12'1" x 13'6")
UPVC window to rear, radiator.

Bedroom Two
3.12 m x 4.30 m (10'3" x 14'1")
UPVC window to front, radiator.

Bedroom Three
3.14 m x 2.51 m (10'4" x 8'3")
UPVC window to rear, radiator, laminate flooring.

Shower room
UPVC window to side, three piece suite comprising of double shower cubicle, WC hand wash basin, part tiled walls, tiled flooring, spot lighting, towel rail.

Outside
To the front is ample off street parking with gated access to the side.
To the rear is a patio area, with steps down to a lawned garden 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.
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