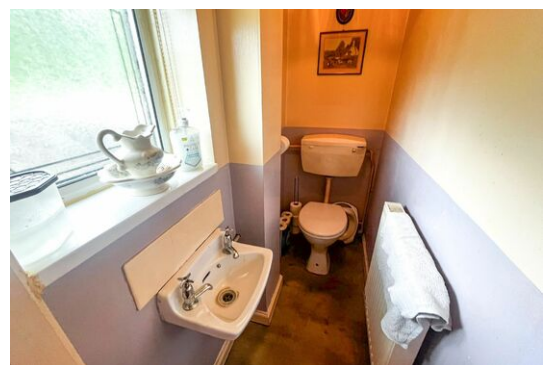


2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
www.taylorbrownandsimms.co.uk

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Pennytown Court Somercotes , DE55 4TB £125,900



FEATURES:

- THREE DOUBLE BEDROOMS
- LOUNGE DINER
- ENCLOSED REAR GARDEN
- DOWNSTAIRS WC
- NO UPWARD CHAIN
- SUIT INVESTOR OR FIRST TIME BUYER
- TUCKED AWAY LOCATION
- CUL DE SAC
- LOUNGE DINER
- DOES REQUIRE SOME UPDATING.

COUNCIL TAX BAND: A EPC RATING: C

Entrance Hallway
Stairs rising to the first floor, understairs storage area, doors to lounge diner, kitchen, downstairs wc.

Downstairs WC
UPVC window to front, two piece suite comprising of WC and hand wash basin.

Kitchen
3.07 m x 3.34 m (10'1" x 10'11")
UPVC window and door to rear, fitted kitchen comprising of base and wall units with roll top work surface, sink unit, cooker with extractor above, plumbing for washing machine, vinyl flooring, radiator, storage cupboards.

Lounge Diner
7.14 m x 3.26 m (23'5" x 10'8")
UPVC windows to front and rear aspect, radiator, tv point.

First floor landing

Doors to bedrooms and bathroom, loft access point.

Bedroom One
3.67 m x 3.18 m (12'0" x 10'5")
UPVC window to front aspect, radiator.

Bedroom Two
3.30 m x 3.18 m (10'10" x 10'5")
UPVC window to rear, radiator.

Bedroom Three
3.27 m x 3.18 m (10'9" x 10'5")
UPVC window to rear, radiator.

Bathroom
UPVC window to front, three piece suite comprising of panelled bath, WC and hand wash basin set in a vanity unit, towel rail, vinyl flooring, fully tiled walls.

Outside
To the rear is a lawned garden with patio area and being enclosed via panelled fencing.

GROUND FLOOR

1ST FLOOR



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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