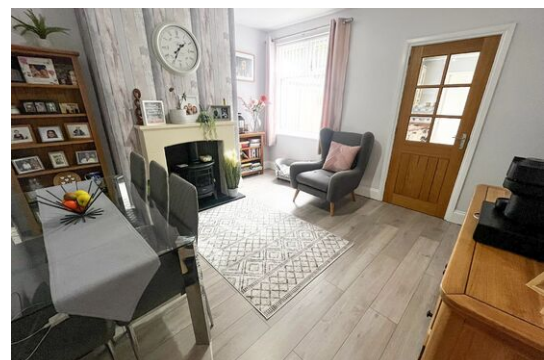
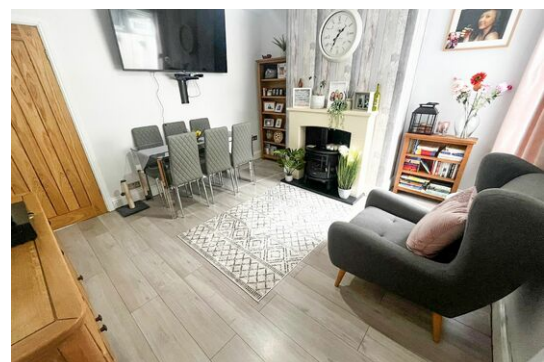
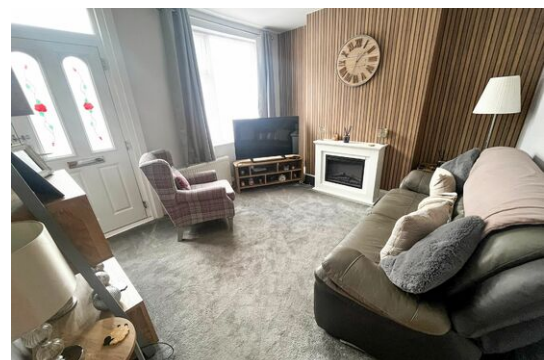
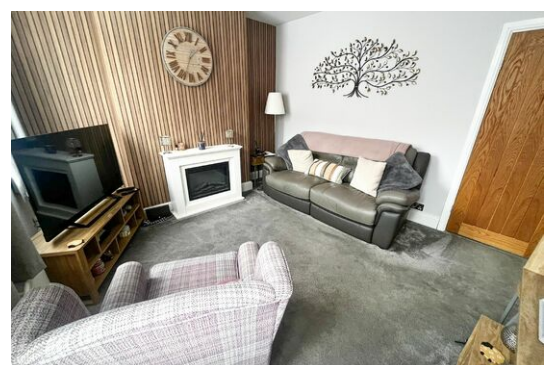


2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
www.taylorbrownandsimms.co.uk

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

John Street Heanor , DE75 7FT £150,000



FEATURES:

- THREE BEDROOM
- TWO RECEPTION ROOMS
- MODERN THROUGHOUT TO A HIGH STANDARD
- OAK INTERNAL DOORS
- MODERN FITTED KITCHEN AND BATHROOM
- LANDSCAPED LOW MAINTENANCE GARDEN
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR FIRST TIME BUYER
- NO UPWARD CHAIN
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: TBC

Lounge

3.94 m x 3.51 m (12'11" x 11'6")
UPVC window and door to front,
feature fireplace with electric fire,
radiator, tv point, door to inner hall.

Inner hallway

Stairs rising to the first floor, under
stairs storage cupboard, radiator,
door to dining room.

Dining Room

4.01 m x 3.67 m (13'2" x 12'0")
UPVC window to rear, feature
electric fire and surround, laminate
flooring, door to kitchen.

Kitchen

2.97 m x 2.53 m (9'9" x 8'4")
UPVC window to rear, modern
fitted kitchen comprising of base
and wall units with roll top work
surface, space for fridge freezer,
plumbing for washing machine,
integrated oven, hob and extractor
above, door to rear hallway.

Rear Hall

UPVC door to rear garden, door to
bathroom.

Bathroom

UPVC double glazed window to
rear, a modern three piece suite

comprising of panelled bath, WC
and Hand wash set in a vanity unit
with storage, tiled walls, Karndean
flooring, radiator.

First floor landing

Doors to bedrooms and bathroom,
Oak and glass stair balustrade.

Bedroom One

3.39 m x 3.51 m (11'1" x 11'6")
UPVC window to front, fitted
wardrobes and dressing table,
radiator.

Bedroom Two

3.72 m x 3.05 m (12'2" x 10'0")
UPVC window to rear, storage
cupboard housing the combi boiler,
radiator.

Bedroom Three

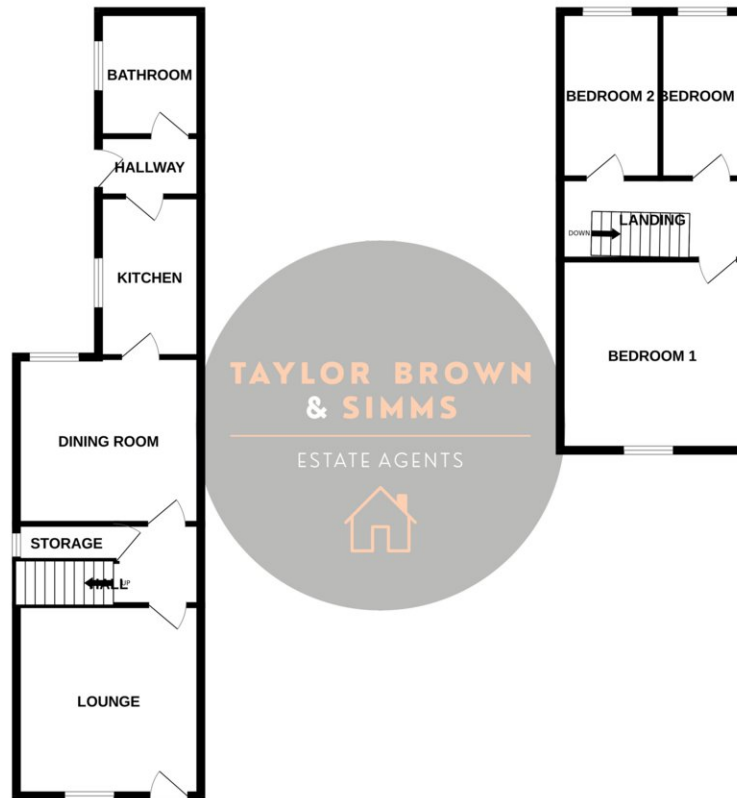
3.81 m x 1.86 m (12'6" x 6'1")
UPVC window to rear aspect,
radiator.

Outside

To the rear of the property is a
lovely low maintenance garden,
with astro turf, patio area, outside
tap and power. Pergola area,
wooden garden shed, gated access
to the front.

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.
Made with Metropix ©2024

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.