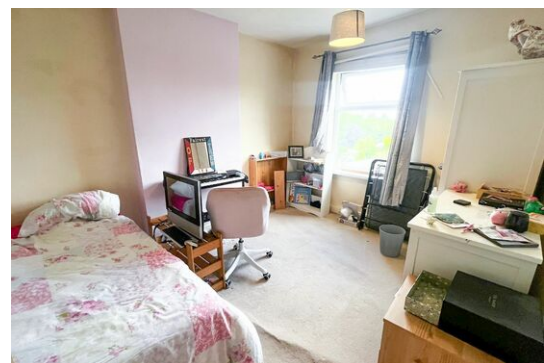
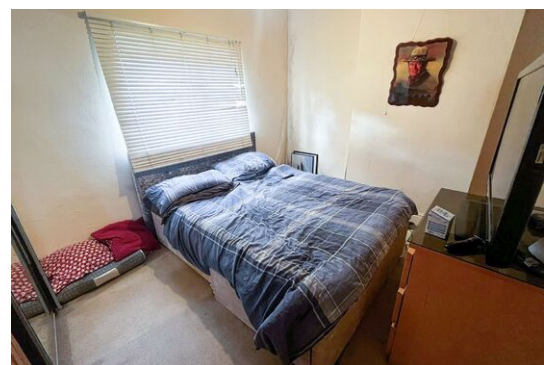
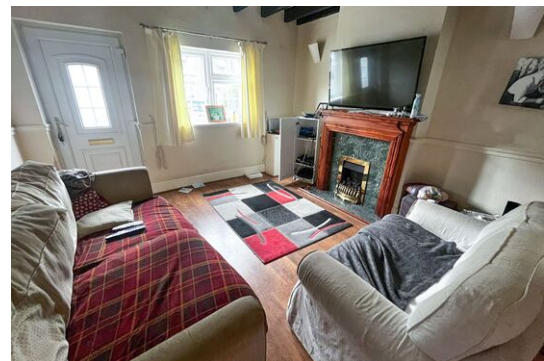


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Loscoe Grange, Loscoe, Heanor, Derbyshire , DE75 7JY £110,000



### **FEATURES:**

- TWO BEDROOMS
- SEMI DETACHED
- IN NEED OF MODERNISATION
- GAS CENTRAL HEATING
- IDEAL FOR THE INVESTOR
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- GOOD SIZED REAR GARDEN
- UPVC DOUBLE GLAZING
- GOOD SIZED KITCHEN
- 

**COUNCIL TAX BAND: A EPC RATING: TBC**

#### **Lounge**

**3.77 m x 4.70 m (12'4" x 15'5")**

**UPVC window and door to front, radiator, feature fireplace, tv point, stairs to first floor, door to kitchen.**

#### **Kitchen**

**3.78 m x 3.72 m (12'5" x 12'2")**

**UPVC Window and door to rear, fitted kitchen with base and wall units, sink unit, integrated oven, hob and extractor above, integrated fridge freezer, plumbing for washing machine, radiator.**

#### **First floor landing**

**Doors to bedrooms and bathroom, storage cupboard.**

#### **Bedroom One**

**3.76 m x 3.60 m (12'4" x 11'10")**

**UPVC window to front, radiator.**

#### **Bedroom Two**

**3.06 m x 3.70 m (10'0" x 12'2")**

**UPVC window to rear, over stairs storage cupboard, radiator.**

#### **Bathroom**

**UPVC window to rear, three piece suite comprising of panelled bath, WC, hand wash basin, tiled walls, radiator.**

#### **Outside**

**To the rear is a good sized garden with patio area, lawned area and mature shrubs and borders.**



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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