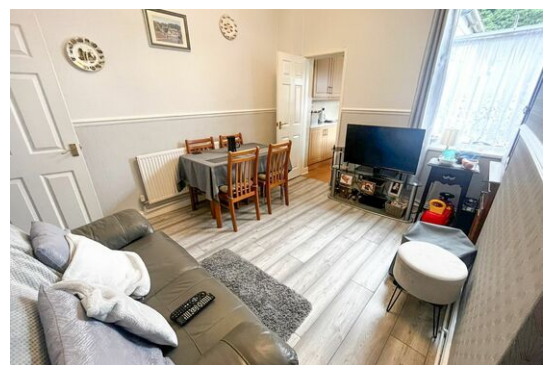
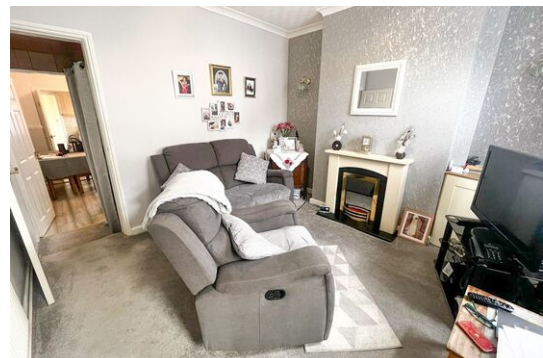
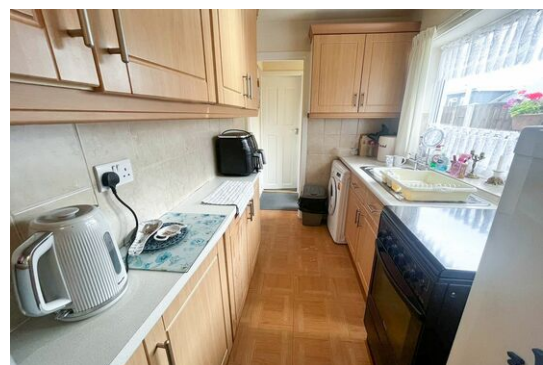


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Park Street, Heanor, Derbyshire , DE75 7FJ**  
**£140,000**



**FEATURES:**

- TWO BEDROOMS PLUS LOFT ROOM
- TWO RECEPTION ROOMS
- DOWNSTAIRS REFITTED BATHROOM
- LANDSCAPED REAR GARDEN
- IDEAL FOR FIRST TIME BUYER
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES AND SCHOOL
- FITTED KITCHEN
- CLOSE TO TRANSPORT LINKS
- VIEWING ESSENTIAL

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

#### Lounge

3.61 m x 3.58 m (11'10" x 11'9")  
UPVC window and door to front,  
feature fireplace, tv point, storage  
cupboard housing the meters,  
radiator.

#### Inner Hall

Under stairs storage cupboard,  
door to dining room.

#### Dining Room

3.88 m x 3.67 m (12'9" x 12'0")  
UPVC window to rear, radiator,  
door to first floor, laminate flooring,  
radiator, door to kitchen.

#### Kitchen

2.94 m x 1.75 m (9'8" x 5'9")  
UPVC window to side, fitted  
kitchen comprising of base and eye  
level units, part tiled walls, sink  
unit, laminate flooring, plumbing  
for washing machine, cooker, space  
for fridge freezer.

#### Rear Hall

Door to bathroom, door to rear  
garden.

#### Bathroom

UPVC window to rear, three piece

suite comprising of panelled bath  
with shower above and shower  
screen, vanity unit with sink unit  
and WC, part tiled walls, feature  
towel rail, tiled flooring.

#### First floor landing

Doors to bedrooms, loft access  
point.

#### Bedroom One

3.61 m x 3.50 m (11'10" x 11'6")  
UPVC window to front, radiator.

#### Bedroom Two

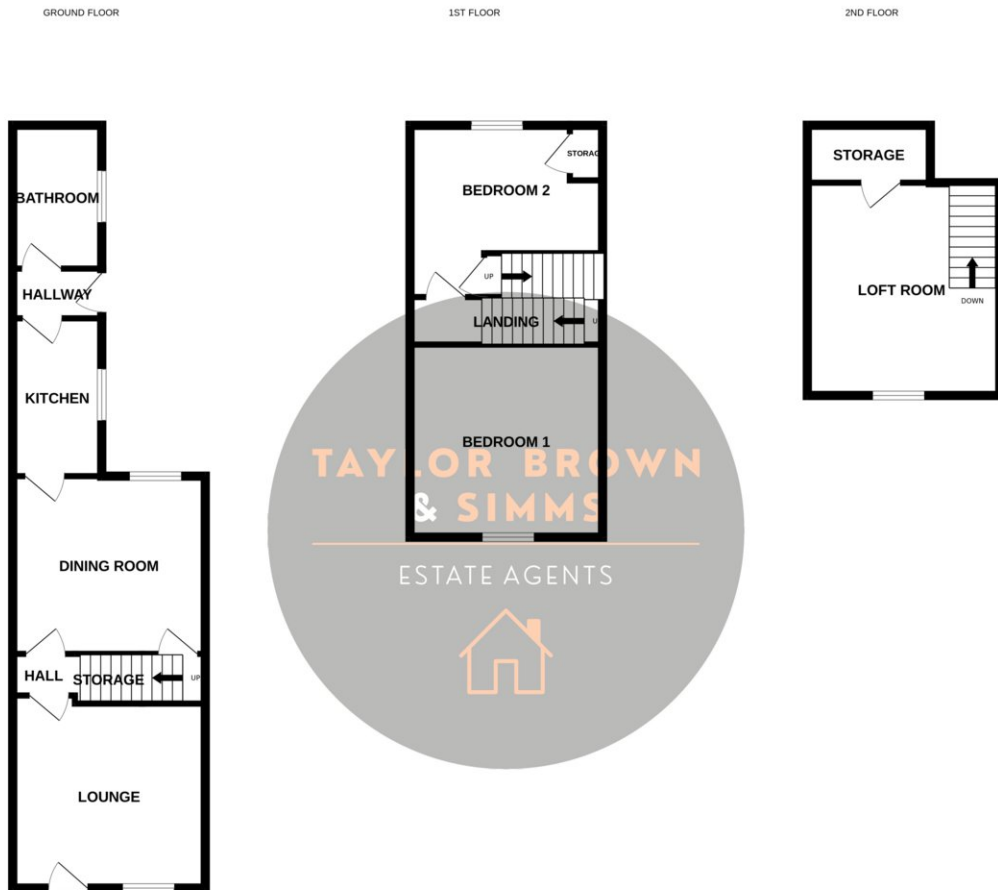
3.08 m x 3.57 m (10'1" x 11'9")  
UPVC window to rear, storage  
cupboard, radiator, wall mounted  
boiler, door to loft room.

#### Loft Room

3.65 m x 3.92 m (12'0" x 12'10")  
UPVC window to front, radiator,  
storage cupboard.

#### Outside

To the rear is a enclosed garden  
with astro turf, patio area, enclosed  
via panelled fencing, gate access  
over next doors property for access  
to the front.



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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