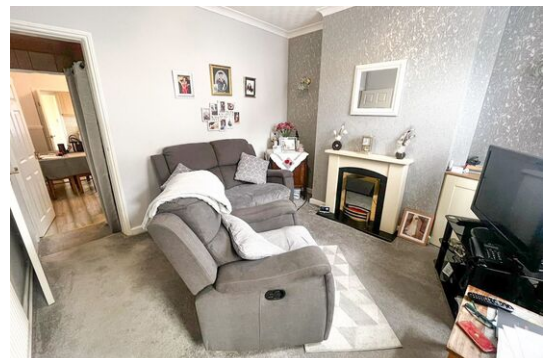
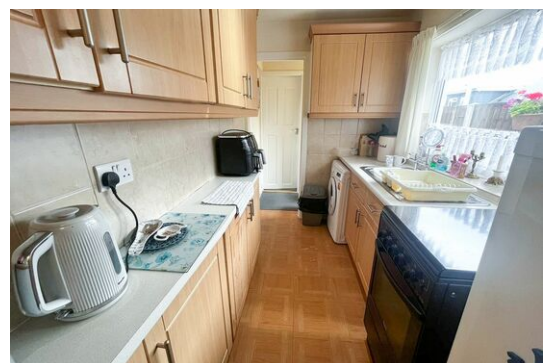


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Park Street, Heanor, Derbyshire , DE75 7FJ
£135,000



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: D

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, fully tiled walls, tall radiator, 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

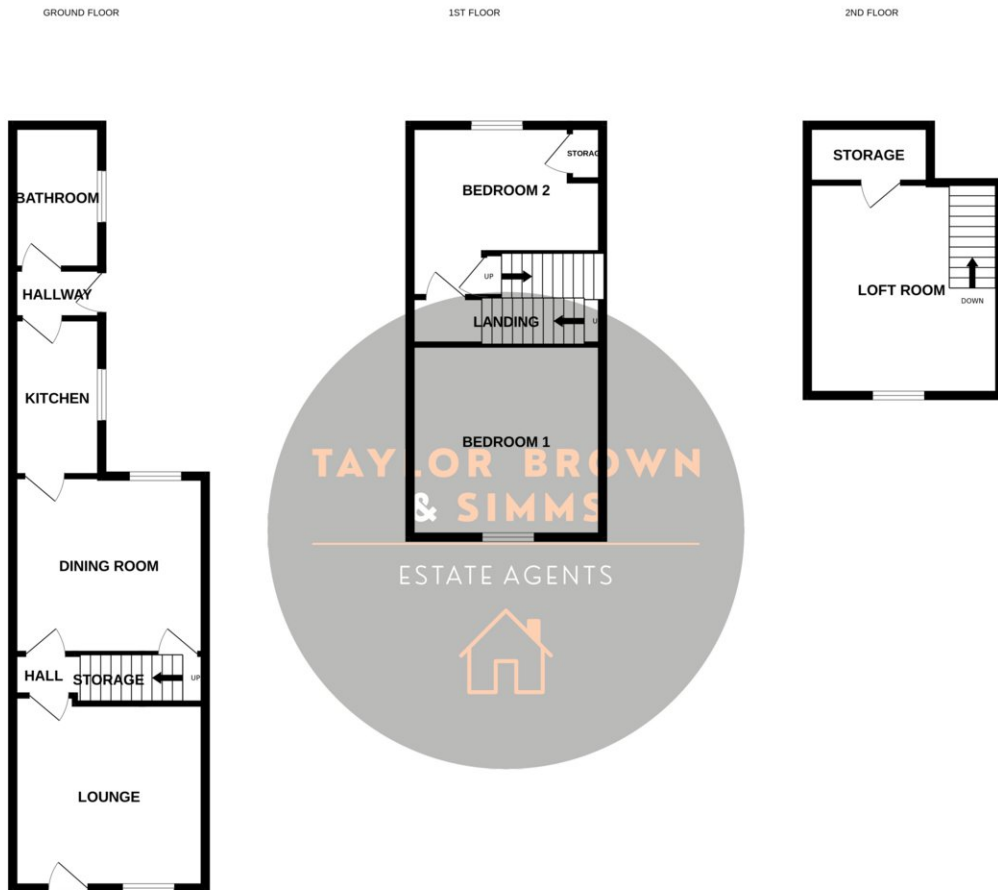
3.08 m x 3.57 m (10'1" x 11'9")
UPVC window to rear, storage cupboard, radiator, wall mounted boiler, door to loft room.

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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