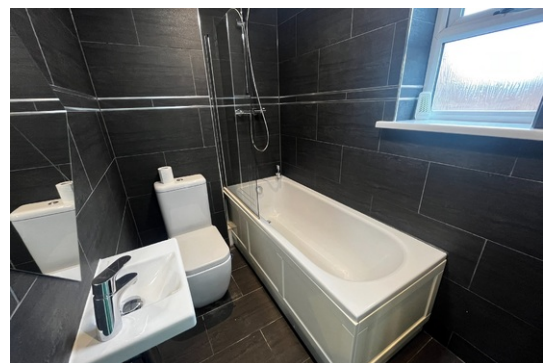


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Burnthouse Road, Heanor, Derbyshire , DE75 7GT £135,000



### **FEATURES:**

- TWO BEDROOMS
- COTTAGE
- MODERN THROUGHOUT
- GARAGE
- RENOVATED BY CURRENT OWNER
- MODERN FITTED KITCHEN WITH OPEN PLAN LIVING INTO LOUNGE
- MODERN FITTED BATHROOM
- OUTBUILDING
- NO UPWARD CHAIN
- VIEWING ESSENTIAL

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

### Lounge

3.99 m x 3.80 m (13'1" x 12'6")

UPVC window and door to rear, radiator, meter cupboard, opening into kitchen area.

### Kitchen area

4.73 m x 2.32 m (15'6" x 7'7")

Base and wall units with work top, sink unit, part tiled walls, integrated dishwasher, oven, hob and extractor above, doors to bathroom, storage cupboard housing the boiler, stairs rising to the first floor.

### Bathroom

Three piece suite comprising of panelled bath, with shower above, WC and pedestal hand wash basin, UPVC window to front, full tiled

walls, tiled flooring, towel rail,

### First floor landing

Doors to bedrooms.

### Bedroom One

3.99 m x 3.96 m (13'1" x 13'0")

UPVC window to rear, radiator.

### Bedroom Two

3.89 m x 2.60 m (12'9" x 8'6")

UPVC window to front, radiator.

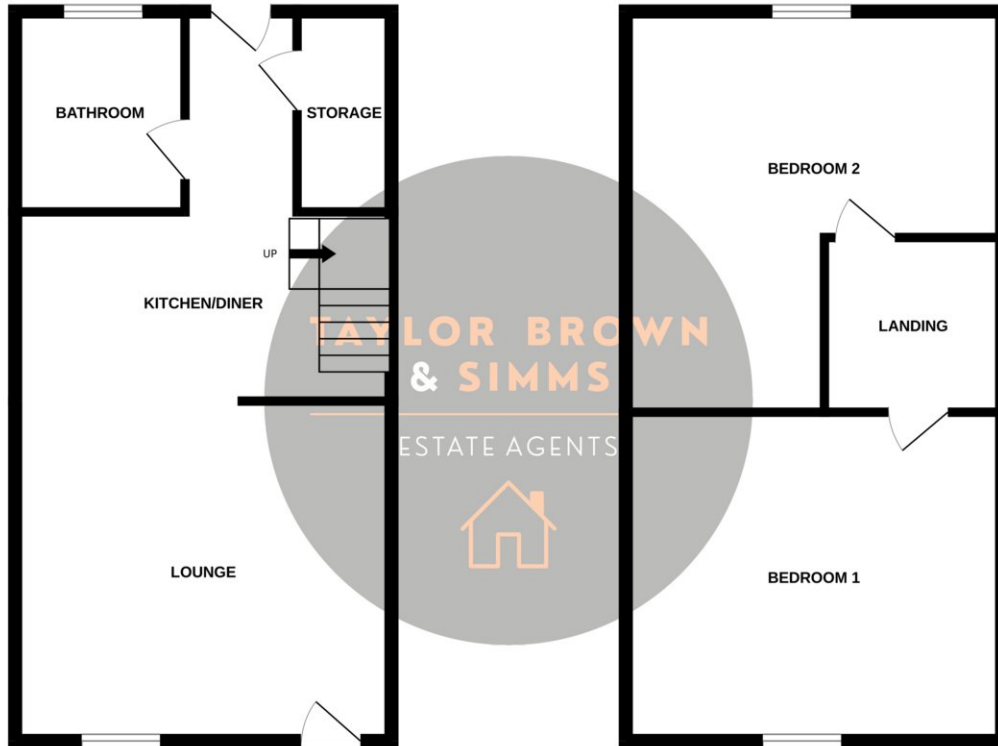
### Outside

To the front is a shared pathway leading to the property, paved area, and brick built outbuilding.

To the rear is a lawned garden, decking area, and brick built garage with off street parking to the front for one small vehicle.

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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