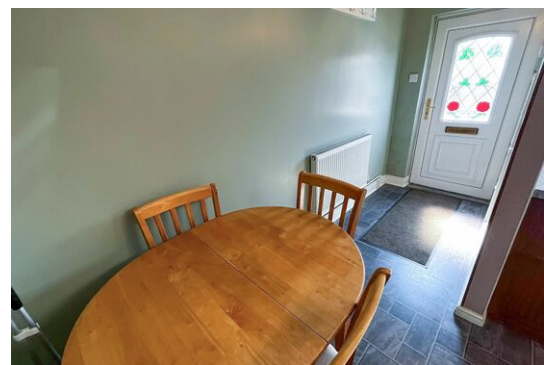
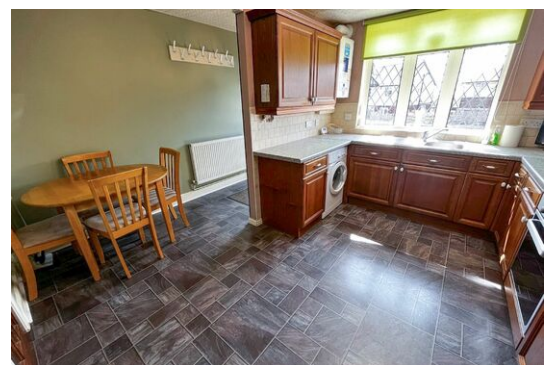
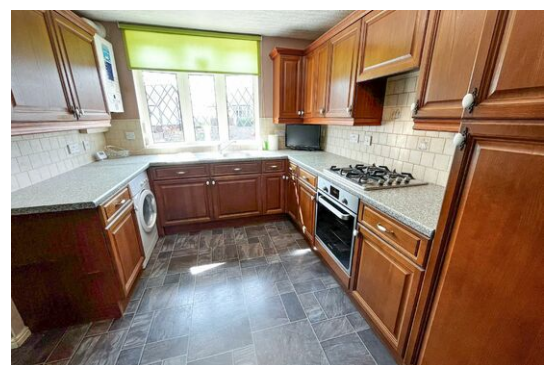


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Ilkeston Road, Heanor, Derbyshire , DE75 7LX  
Offers Over £140,000**



**FEATURES:**

- THREE STOREY
- TWO BEDROOMS
- GARAGE AND WORKSHOP TO THE REAR
- GARDEN
- LOUNGE TO THE BASEMENT FLOOR
- KITCHEN DINER
- NO UPWARD CHAIN
- GREAT PROPERTY
- CLOSE TO TRANSPORT LINKS AND AMENITIES
- MUST BE VIEWED

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

#### **Kitchen Diner**

4.00 m x 3.68 m (13'1" x 12'1")  
UPVC window and door to front, base and wall units with roll top work surface, sink unit, integrated oven, hob and extractor, fridge freezer, wall mounted boiler, plumbing for washing machine, laminate flooring, door to hall.

#### **Hall**

Stairs to the upper and lower floor, door to bathroom, UPVC window to rear.

#### **Bathroom**

UPVC window to rear, three piece suite comprising of shower cubicle, WC, pedestal hand wash, towel rail, tiled walls.

#### **Lounge**

5.96 m x 3.79 m (19'7" x 12'5")

UPVC french doors to the rear garden, two radiators, feature fireplace, tv point.

#### **First floor landing**

Doors to bedrooms.

#### **Bedroom one**

3.39 m x 3.69 m (11'1" x 12'1")  
UPVC window to front, radiator, fitted wardrobes to one wall.

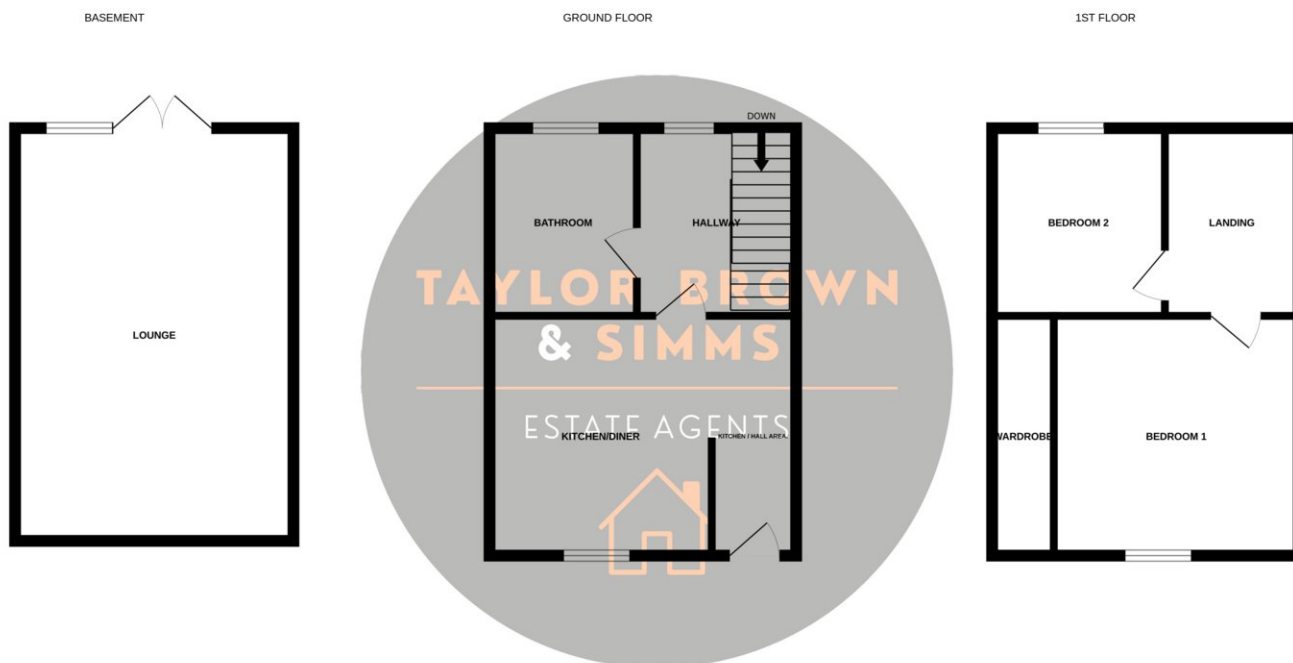
#### **Bedroom two**

3.09 m x 2.30 m (10'2" x 7'7")  
UPVC window to rear, radiator, laminate flooring, loft access.

#### **Outside**

To the rear of the property is a detached garage with workshop underneath.

Lawned area and a brick outbuilding.



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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