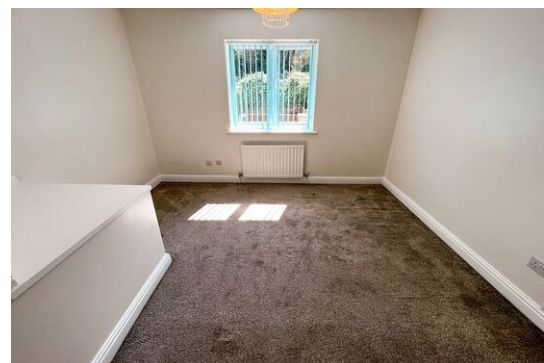
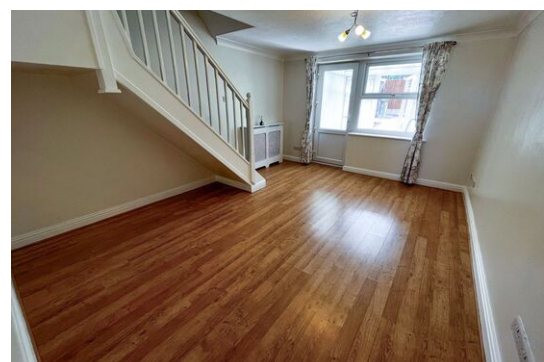


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Laceyfields Road, Heanor, Derbyshire , DE75 7HJ
£140,000



FEATURES:

- TWO BEDROOMS
- MID TOWN HOUSE
- CONSERVATORY
- TWO PARKING SPACES TO THE REAR
- MODERN FITTED KITCHEN
- MODERN FITTED BATHROOM
- NO UPWARD CHAIN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- LOW MAINTENANCE REAR GARDEN
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: D

Entrance Hallway

Doors to kitchen and lounge, laminate flooring, radiator.

Kitchen

2.51 m x 2.69 m (8'3" x 8'10")

UPVC Window to front, a modern fitted kitchen comprising of base and wall units with work surface, sink unit, integrated oven, hob and extractor above, part tiled walls, space for fridge freezer, vinyl flooring.

Lounge

3.71 m x 4.68 m (12'2" x 15'4")

UPVC window and door leading to the conservatory, radiator, stairs rising to the first floor, laminate flooring.

Conservatory

2.95 m x 2.16 m (9'8" x 7'1")

UPVC built, tiled flooring. UPVC

french doors to rear.

Bedroom One

3.67 m x 3.66 m (12'0" x 12'0")

UPVC window to rear, radiator.

Bedroom Two

3.67 m x 1.80 m (12'0" x 5'11")

UPVC window to front, radiator.

Bathroom

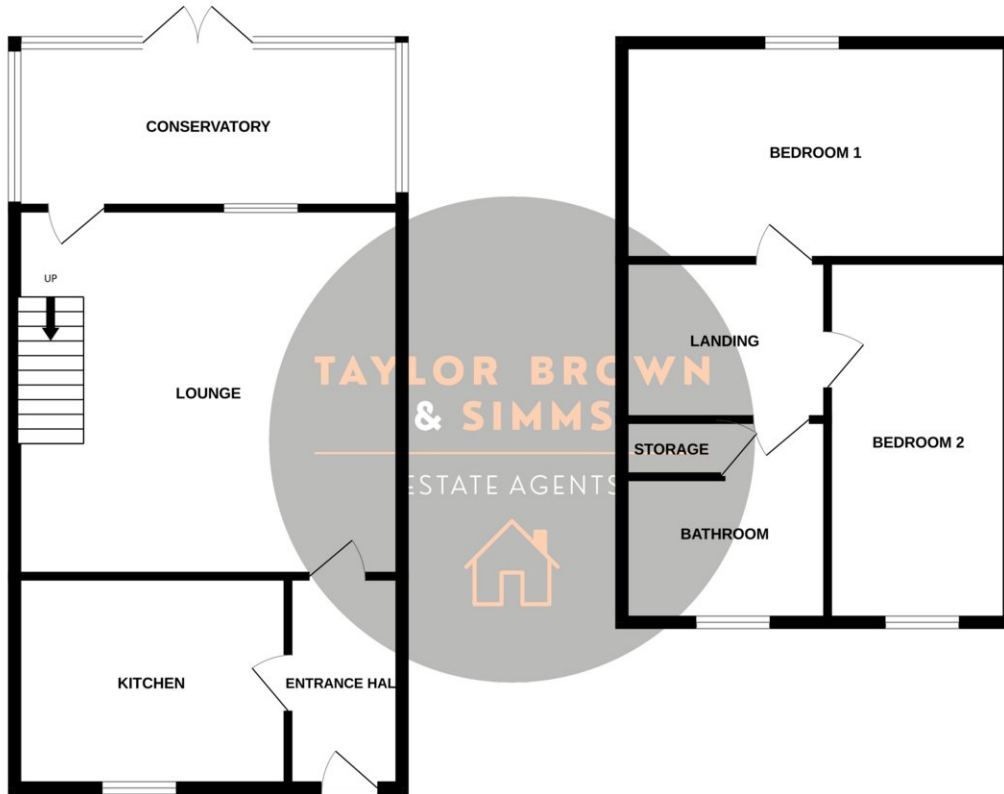
UPVC window to front, three piece suite comprising of shower cubicle, WC, pedestal hand wash basin, vinyl flooring, cupboard housing the water tank.

Outside

To the rear is a low maintenance garden with gravelled and paved areas, being enclosed via panelled fencing and gate to the parking area. There is also a storage shed.

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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