

2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
www.taylorbrownandsimms.co.uk

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Loscoe Road, Heanor, Derbyshire , DE75 7FG
£124,950



FEATURES:

- TWO BEDROOMS
- TERRACE PROPERTY
- TWO RECEPTIONS
- NO UPWARD CHAIN
- UPVC DOUBLE GLAZING
- GREAT LOCATION
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- UPSTAIRS BATHROOM
- MODERN FITTED KITCHEN
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: D

Entrance Hallway

Stairs rising to the first floor,
radiator, door to dining room.

Dining Room

3.47 m x 3.69 m (11'5" x 12'1")
UPVC window to rear, radiator,
feature fireplace with exposed
brick work, oak beam and opening
to lounge.

Lounge

3.84 m x 3.76 m (12'7" x 12'4")
UPVC window to front, radiator.

Kitchen

3.82 m x 2.06 m (12'6" x 6'9")
Two UPVC windows and door
leading to rear, base and wall units
with work surface, sink unit,
integrated oven, hob and extractor
above, cupboard housing the boiler,
space for integrated washing
machine, under stairs cupboard,

tilled flooring.

First floor landing

Doors to bedrooms and bathroom.

Bedroom One

3.51 m x 3.68 m (11'6" x 12'1")
UPVC window to front, radiator.

Bedroom Two

3.83 m x 2.75 m (12'7" x 9'0")
UPVC window to rear, radiator.

Bathroom

UPVC window to front, three piece
suite comprising of panelled bath,
WC, pedestal hand wash basin, part
tilled walls, radiator.

Outside

To the rear of the property is a
paved low maintenance garden
and being enclosed with panelled
fencing.



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.
Made with Metropix ©2024

NOTICE TO PROSPECTIVE PURCHASERS

Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements should not be relied upon to form any part of a contract or any offer made. The information offered is for guidance only particularly in relation to any listed appliances being in full working order. Purchasers should make their own investigations to verify correctness of same particularly if they intend to purchase the property for a specific use or purpose. The information contained within the brochure should not be republished or copied in any way for any other form of advertising or use without Taylor Brown & Simms permission.