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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Loscoe Grange, Loscoe, Heanor, Derbyshire , DE75 7JY £155,000



FEATURES:

- TWO BEDROOMS
- SEMI DETACHED
- GARAGE
- DRIVEWAY FOR UP TO 3 CARS
- LOW MAINTENANCE GARDEN
- TWO RECEPTION ROOMS
- GOOD SIZED KITCHEN
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- UPSTAIRS BATHROOM

COUNCIL TAX BAND: A EPC RATING: D

Lounge

3.66 m x 3.05 m (12'0" x 10'0")

UPVC window and door to the front, tiled flooring, radiator, spot lights.

Dining area

3.66 m x 3.05 m (12'0" x 10'0")

tiled flooring, radiator, spot lights, feature fireplace, tv point, door to first floor, opening to kitchen.

Kitchen

5.18 m x 2.74 m (17'0" x 9'0")

UPVC window to side and UPVC french doors to rear garden, a modern fitted kitchen comprising of base and wall units with work top, part tiled walls, sink unit, integrated oven, hob and extractor above, plumbing for washing machine, space for dryer, plumbing for dishwasher, space for fridge freezer, spot lighting, tiled flooring.

First floor landing

Doors to bedrooms and bathroom.

Bedroom One

3.05 m x 2.13 m (10'0" x 7'0")

UPVC window to front, radiator, fitted wardrobes.

Bedroom Two

3.05 m x 2.13 m (10'0" x 7'0")

UPVC window to rear, radiator, over stairs storage cupboard housing the boiler.

Bathroom

UPVC window to rear, three piece suite comprising of panelled bath with shower above, and shower screen, WC and pedestal hand wash basin, part tiled walls, spot lighting, laminate flooring.

Outside

To the side is ample off street parking leading to a garage and gated access.

To the rear is a low maintenance garden being enclosed via panelled fencing.

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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