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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

**Howitt Street, Heanor, Derbyshire , DE75 7AW
£190,000**



FEATURES:

- TWO BEDROOMS
- SEMI DETACHED
- CONSERVATORY
- DOWNSTAIRS WC
- UTILITY
- KITCHEN DINER
- AMPLE OFF STREET PARKING
- NO UPWARD CHAIN
- MODERN FITTED KITCHEN
- GOOD SIZED GARDEN



COUNCIL TAX BAND: A EPC RATING: D

Lounge

4.47 m x 4.04 m (14'8" x 13'3")
UPVC door and two windows to front and side aspect, feature fireplace, radiator, double doors to kitchen diner.

Kitchen Diner

3.69 m x 2.97 m (12'1" x 9'9")
UPVC windows to side and rear aspect, fitted kitchen with base units, roll top work surface, sink unit, integrated oven, hob, part tiled walls, space for fridge, radiator, under stairs storage pantry cupboard, laminate flooring, door to first floor, and door to conservatory.

Conservatory

5.57 m x 3.01 m (18'3" x 9'11")
UPVC and part brick built, radiator, laminate flooring, doors to downstairs WC and utility room.

Downstairs WC

Two piece suite comprising of WC, hand wash basin with tiled splash back, tiled flooring.

Utility Room

Plumbing for washing machine.

First Floor Landing

Doors to bedrooms and bathroom.

Bedroom One

4.09 m x 3.05 m (13'5" x 10'0")
UPVC window to front, radiator.

Bedroom Two

3.09 m x 3.23 m (10'2" x 10'7")
Two UPVC windows to rear, radiator, storage cupboard.

Bathroom

UPVC window to side aspect, three piece suite comprising of panelled bath, WC and pedestal hand wash basin, part tiled walls, tiled flooring, radiator.

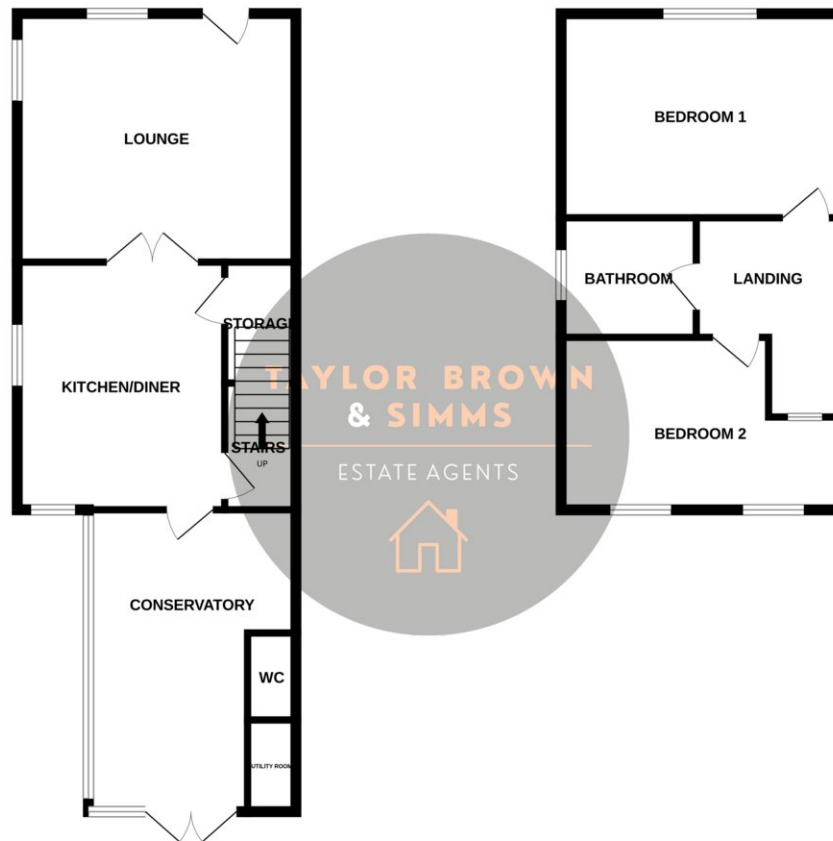
Outside

To the side of the property is a gated access with ample off street parking.

To the rear is a good sized lawned garden with mature shrubs and borders, patio areas and being enclosed.

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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