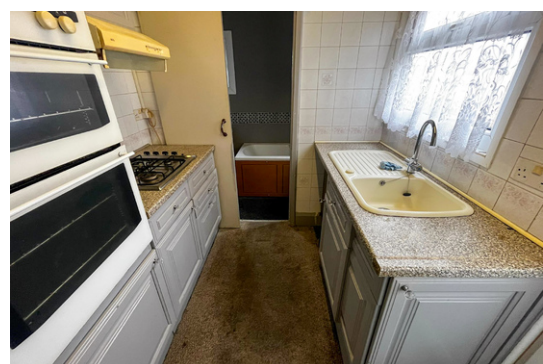


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Derby Road, Heanor, Derbyshire , DE75 7QG Offers in region of £110,000



FEATURES:

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- IN NEED OF MODERNISATION
- CLOSE TO TOWN CENTRE
- CLOSE TO TRANSPORT LINKS
- NO UPWARD CHAIN
- GAS CENTRAL HEATING
- REAR GARDEN
- IDEAL FOR THE INVESTOR
- CALL TODAY TO ARRANGE A VIEWING!

COUNCIL TAX BAND: A EPC RATING: D

Lounge
3.89 m x 3.32 m (12'9" x 10'11")
UPVC window and door to front aspect, radiator, meter cupboard, feature fireplace, door to inner hallway.

Inner hallway
Stairs to first floor, radiator.

Dining Room
3.76 m x 3.61 m (12'4" x 11'10")
UPVC window to rear, radiator, under stairs cupboard, storage cupboard.

Kitchen
2.38 m x 2.13 m (7'10" x 7'0")
UPVC window and door to rear, kitchen with base units, sink unit, part tiled walls, oven, hob and extractor, feature radiator, plumbing for washing machine, door to bathroom.

Bathroom
UPVC window to side, three piece suite comprising of panelled bath

with shower attachment, WC and pedestal hand wash basin, part tiled walls, radiator.

First Floor Landing
Doors to bedroom one and two.

Bedroom One
3.76 m x 3.97 m (12'4" x 13'0")
UPVC window to rear, radiator.

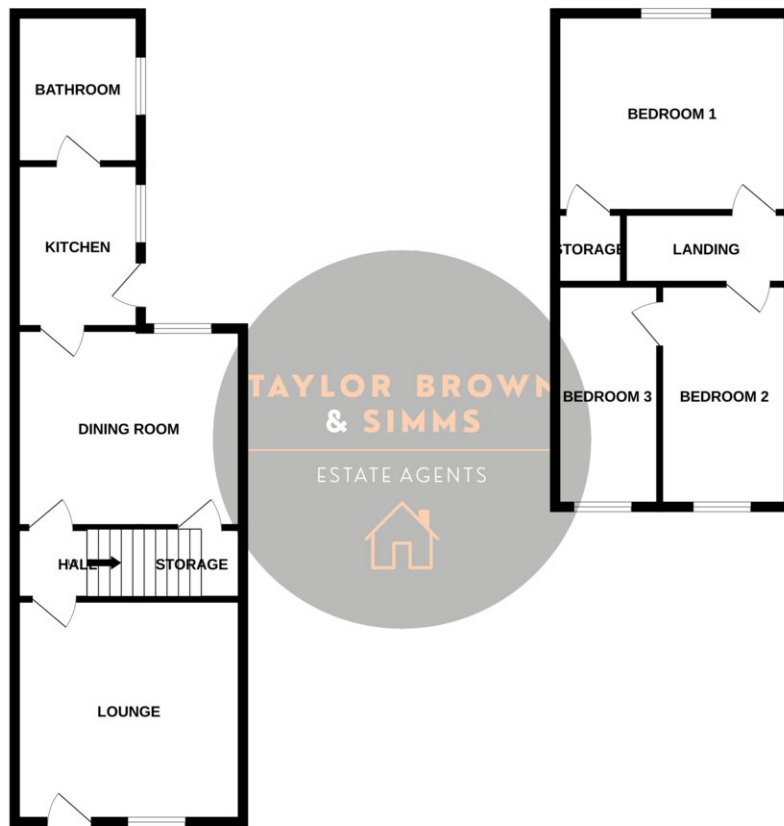
Bedroom Two
3.31 m x 3.03 m (10'10" x 9'11")
UPVC window to front, radiator, door to bedroom three.

Bedroom Three
3.31 m x 1.74 m (10'10" x 5'9")
UPVC window to front, radiator.

Outside
To the rear of the property is a shared paved area with brick outbuilding, gate leading to private garden area with mature shrubs 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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