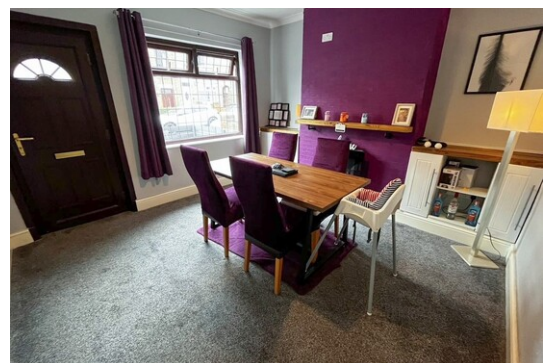
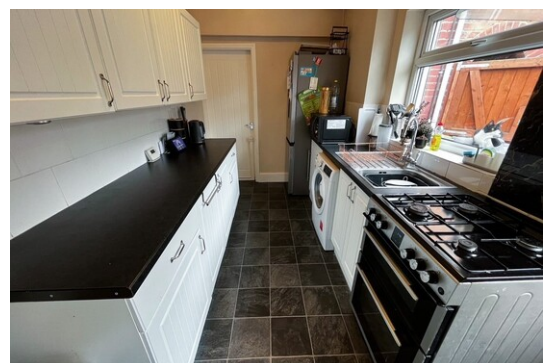


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Howitt Street, Heanor, Derbyshire , DE75 7AU Offers Over £160,000



### **FEATURES:**

- THREE BEDROOMS
- MID TERRACE
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN AND BATHROOM
- UTILITY AREA
- LANDSCAPED REAR GARDEN
- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYER
- EXCELLENT DECORATIVE ORDER
- VIEWING ESSENTIAL

**COUNCIL TAX BAND: A EPC RATING: D**

#### **Dining Room**

**3.79 m x 3.82 m (12'5" x 12'6")**

**UPVC window and door to front, radiator, feature electric fire, door to inner hall way.**

#### **Inner Hall**

**Door to utility area, stairs rising to the first floor.**

#### **Utility Room**

**Base units with space for tumble drier.**

#### **Lounge**

**4.03 m x 3.75 m (13'3" x 12'4")**

**UPVC window to rear aspect, tv point, radiator, feature fireplace, door to kitchen.**

#### **Kitchen**

**3.99 m x 2.40 m (13'1" x 7'10")**

**UPVC window and door to side aspect, a modern fitted kitchen with base and wall units, cooker, sink unit, work tops, plumbing for washing machine, vinyl flooring, radiator, space for fridge freezer, door to bathroom.**

#### **Bathroom**

**UPVC window to side aspect, three piece suite comprising of panelled bath, WC, pedestal hand wash basin, vinyl flooring, radiator.**

#### **First Floor Landing**

**Doors to bedrooms and storage cupboard.**

#### **Bedroom One**

**4.15 m x 4.14 m (13'7" x 13'7")**

**UPVC window to rear aspect, radiator.**

#### **Bedroom Two**

**3.78 m x 2.71 m (12'5" x 8'11")**

**UPVC window to front, radiator, fireplace.**

#### **Bedroom Three**

**3.74 m x 1.72 m (12'3" x 5'8")**

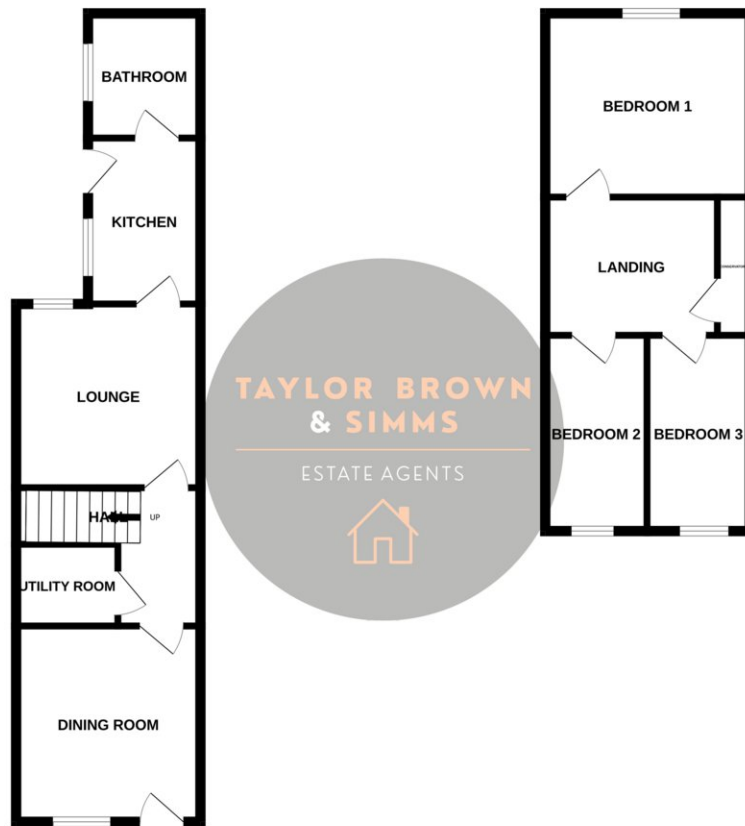
**UPVC window to front aspect, radiator.**

#### **Outside**

**To the rear of the property is a landscaped garden, having a patio area, lawned garden and 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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