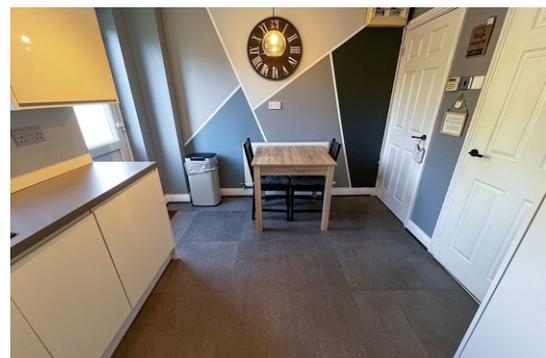


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

**Smeeton Street, Heanor, Derbyshire , DE75 7HP
£165,000**



FEATURES:

- TWO BEDROOMS
- END TOWN HOUSE
- MODERN FITTED KITCHEN DINER
- LANDSCAPED REAR GARDEN
- IDEAL FOR FIRST TIME BUYER
- INTEGRATED APPLIANCES
- MODERN FITTED BATHROOM
- OFF STREET PARKING FOR TWO CARS
- GAS CENTRAL HEATED
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: D

Lounge

4.02 m x 4.50 m (13'2" x 14'9")
UPVC door and window to front aspect, radiator, tv point, stairs rising to the first floor, door to kitchen diner.

Kitchen Diner

3.02 m x 4.09 m (9'11" x 13'5")
UPVC window and door to rear aspect, a modern fitted kitchen comprising of base and wall units with work top, sink unit, part tiled walls, integrated appliances including fridge freezer, dishwasher, oven, hob and extractor above, washing machine. Under stairs storage cupboard, radiator.

First Floor Landing

UPVC window to side aspect, loft access, doors to bedrooms and bathroom.

Bedroom One

4.20 m x 3.98 m (13'9" x 13'1")
UPVC window to front aspect, radiator, fitted wardrobes, laminate flooring.

Bedroom Two

3.57 m x 2.17 m (11'9" x 7'1")
UPVC window to rear aspect, laminate flooring, radiator.

Bathroom

UPVC window to rear aspect, three piece suite comprising of P shaped panelled bath with shower above, WC and hand wash basin, tiled walls, towel rail.

Outside

To the front of the property is off street parking for two cars.

To the rear is a landscaped garden with patio area, lawned area, being enclosed via panelled fencing, outside water tap.

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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NOTICE TO PROSPECTIVE PURCHASERS

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