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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Gillott Street, Heanor, Derbyshire , DE75 7LZ  
£160,000**



**FEATURES:**

- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN DINER
- MODERN FITTED FOUR PIECE BATHROOM
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- NO UPWARD CHAIN
- SOUGHT AFTER LOCATION
- VIEWING ESSENTIAL
- IDEAL FOR FIRST TIME BUYER

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

#### Reception Room

3.30 m x 3.96 m (10'10" x 13'0")  
UPVC window and door to front aspect, open stairs rising to the first floor, radiator, archway leading to lounge, feature fireplace.

#### Lounge

4.12 m x 3.99 m (13'6" x 13'1")  
radiator, tv point and sliding bi fold doors leading to the kitchen diner.

#### Kitchen Diner

5.16 m x 3.44 m (16'11" x 11'3")  
UPVC window and french doors leading to the rear garden, fitted kitchen comprising of base and wall units with work top, sink unit, part tiled walls, plumbing for washing machine, fridge freezer, laminate flooring, two radiators.

#### First Floor Landing

Fitted wardrobes to one wall with mirrored wardrobes, doors to bedrooms and bathroom, radiator.

#### Bedroom One

3.54 m x 2.87 m (11'7" x 9'5")  
UPVC window to front aspect, radiator.

#### Bedroom Two

2.74 m x 2.54 m (9'0" x 8'4")  
UPVC window to rear aspect, radiator, fitted wardrobes.

#### Bathroom

UPVC window to rear aspect, a modern four piece suite comprising of panelled bath, shower cubicle, pedestal hand wash basin, WC, vinyl flooring, radiator, UPVC cladding to the walls.

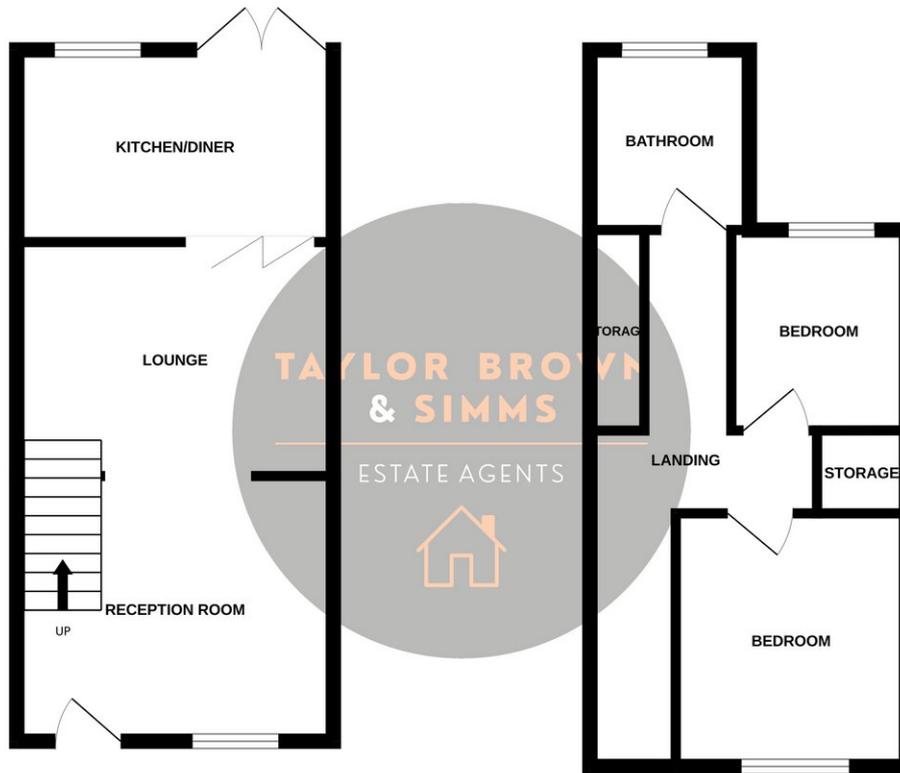
#### Outside

To the rear is a lovely garden with landscaped areas, lawned area with shrubs and borders, play house, brick built outbuilding, a further shed, wood chip area with feature pond and summer house.

Please note on the rear garden there is access required to the neighbours.

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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