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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Loscoe Road, Heanor, Derbyshire , DE75 7FF Offers in region of £140,000



FEATURES:

- THREE BEDROOMS
- MID TERRACE
- LOUNGE DINER
- ENTRANCE HALL
- THREE OUTBUILDINGS
- GREAT FOR "WORK FROM HOME"
- CLOSE TO TOWN CENTRE LOCATION
- CLOSE TO TRANSPORT LINKS
- NO UPWARD CHAIN
- REAR GARDEN

COUNCIL TAX BAND: A EPC RATING: D

Entrance Hallway

Stairs rising to the first floor, radiator, door to lounge diner.

Lounge Diner

8.01 m x 4.03 m (26'3" x 13'3")

UPVC window to rear aspect, UPVC bay window to front aspect, two radiators, feature fireplace, door to kitchen.

Kitchen

4.19 m x 2.27 m (13'9" x 7'5")

UPVC window and door to side aspect, fitted kitchen with base and wall units with roll top work surface, sink unit, part tiled walls, space for fridge and freezer, integrated oven, hob and extractor above, under stairs storage cupboard, radiator, tiled flooring, door to bathroom.

Bathroom

UPVC window to side aspect, three piece suite comprising of panelled bath with shower above, WC and pedestal hand wash basin, fully tiled walls, radiator.

First Floor Landing

UPVC window to rear aspect, doors to bedrooms.

Bedroom One

3.95 m x 3.76 m (13'0" x 12'4")

UPVC window to side aspect, radiator, storage cupboard.

Bedroom Two

3.74 m x 3.36 m (12'3" x 11'0")

UPVC window to front aspect, radiator, storage cupboards.

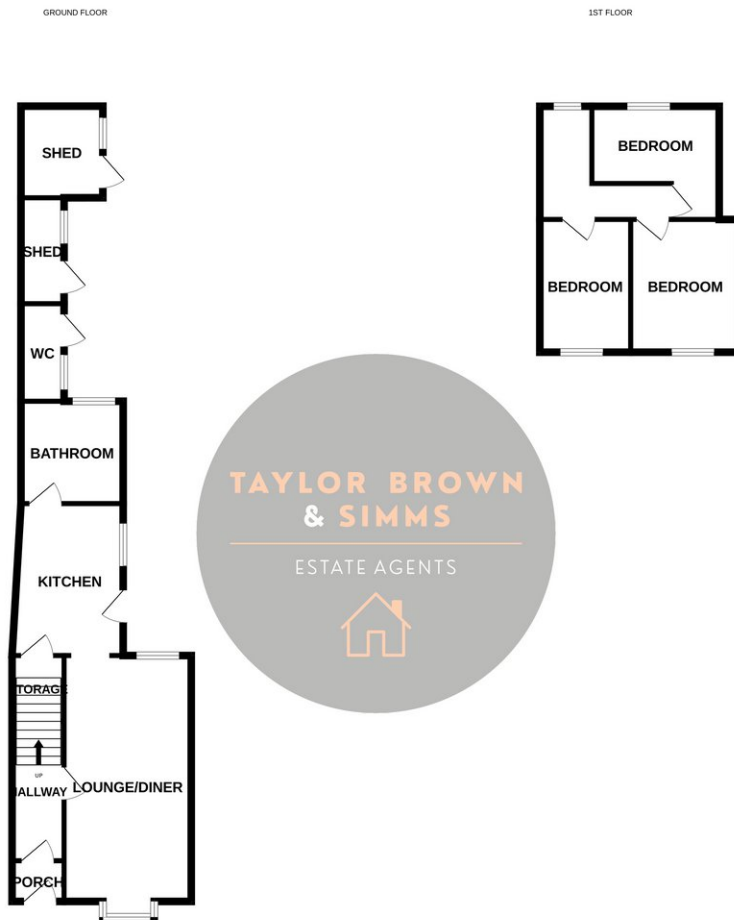
Bedroom Three

3.41 m x 2.08 m (11'2" x 6'10")

UPVC window to front aspect, radiator.

Outside

To the rear of the property there is a paved area, steps rising to the gravelled area, with mature shrubs and borders, three separate out buildings, one which has a WC, all with UPVC windows and doors to the front and light and power connected, ideal for the working from home individual.



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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