

2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
<https://taylorbrownandsimms.co.uk/>

**TAYLOR BROWN
& SIMMS**
ESTATE AGENTS

Holbrook Street, Heanor, Derbyshire , DE75 7BA **£165,000**



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- IN NEED OF SOME MODERNISATION
- OFF STREET PARKING
- SOUGHT AFTER LOCATION
- VIEWS TO THE REAR
- TWO RECEPTION ROOMS
- GOOD SIZED ENCLOSED GARDEN
- NO UPWARD CHAIN
- FITTED UPSTAIRS BATHROOM

COUNCIL TAX BAND: B EPC RATING: D

Entrance Hallway

Stairs rising to the first floor, original tiled flooring, doors to lounge and dining room, radiator.

Lounge

**4.06 m x 3.54 m (13'4" x 11'7")
Double glazed window to front aspect, radiator, feature fireplace.**

Dining Room

**3.98 m x 3.66 m (13'1" x 12'0")
Double glazed windows to rear and side aspect, radiator, wood flooring, under stairs storage cupboard, door to kitchen.**

Kitchen

**3.54 m x 1.95 m (11'7" x 6'5")
Double glazed window to side aspect and door to rear garden, fitted kitchen comprising of base and wall units with work top, sink unit, tiled flooring, plumbing for washing machine, cooker, radiator.**

First floor landing

Spacious landing with doors to bedrooms and bathroom, loft access point.

Bedroom One

**4.03 m x 3.43 m (13'3" x 11'3")
Double glazed window to front aspect, radiator, fireplace.**

Bedroom Two

**3.81 m x 2.15 m (12'6" x 7'1")
Double glazed window to rear aspect, radiator, fireplace.**

Bedroom Three

**2.84 m x 1.84 m (9'4" x 6'0")
Double glazed window to rear aspect, radiator.**

Bathroom

Double glazed window to side aspect, three piece suite comprising of corner panelled bath with shower above, WC, pedestal hand wash basin, part tiled walls, vinyl flooring, radiator.

Outside

To the front of the property is a gravelled driveway, gated access to the side.

To the rear of the property is a paved area, gravelled beds, mature shrubs and borders and being enclosed.



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. The floorplan is for guidance only and must not 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.
Made with Metrolink ©2025

NOTICE TO PROSPECTIVE PURCHASERS

Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements should not be relied upon to form any part of a contract or any offer made. The information offered is for guidance only particularly in relation to any listed appliances being in full working order. Purchasers should make their own investigations to verify correctness of same particularly if they intend to purchase the property for a specific use or purpose. The information contained within the brochure should not be republished or copied in any way for any other form of advertising or use without Taylor Brown & Simms permission.