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**TAYLOR BROWN
& SIMMS**
ESTATE AGENTS

Gladstone Avenue, Heanor, DE75 7SL **£180,000**



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- AMPLE OFF STREET PARKING AND GARAGE
- GOOD SIZED REAR GARDEN
- NO UPWARD CHAIN
- GAS CENTRAL HEATED
- SOLAR PANELS
- CLOSE TO TOWN CENTRE
- SOUGHT AFTER LOCATION
- VIEWING ESSENTIAL

COUNCIL TAX BAND: B EPC RATING: C

Entrance Hallway

Stairs rising to the first floor, radiator, spacious under stairs storage cupboard, archway to kitchen and door to lounge.

Kitchen

**3.29 m x 2.42 m (10'10" x 7'11")
UPVC window to front, fitted kitchen comprising of base and wall units, work top, sink unit, part tiled walls, plumbing for washing machine, space for fridge and freezer, integrated oven, hob and extractor above, wall mounted boiler.**

Lounge

**5.14 m x 3.90 m (16'10" x 12'10")
UPVC window and door to rear aspect, feature fireplace, radiator.**

First floor landing

Doors to bedrooms and bathroom, radiator, loft access with loft ladders.

Bedroom one

**5.04 m x 3.85 m (16'6" x 12'8")
Two UPVC windows to rear aspect, radiator, fitted wardrobes, storage**

cupboard.

Bedroom Two

**2.64 m x 2.47 m (8'8" x 8'1")
UPVC window to front, radiator.**

Bedroom Three

**3.38 m x 2.31 m (11'1" x 7'7")
UPVC window to front, radiator.**

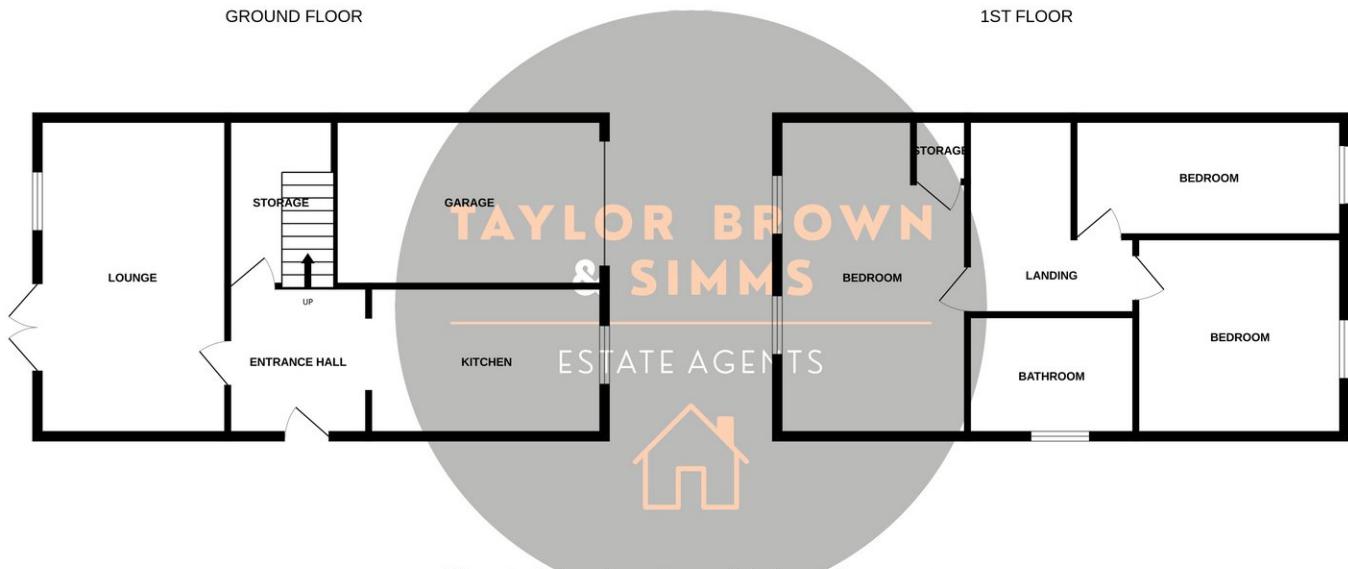
Bathroom

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

Outside

To the front of the property is ample off street parking, leading to a single garage, with double gated access to the side with further off street parking.

To the rear is a paved patio area, with steps down to a lawned garden and further patio area, wooden garden shed and greenhouse and being enclosed via panelled fencing.



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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