

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

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Westfield Avenue, Heanor, Derbyshire , DE75 7BN
£250,000



FEATURES:

- THREE DOUBLE BEDROOMS
- THREE STOREY
- MODERN KITCHEN DINER
- POTENTIAL BUILDING PLOT TO REAR WITH ACCESS
- OFF STREET PARKING
- GARAGE
- MODERN SHOWER ROOM
- NO UPWARD CHAIN
- SOUGHT AFTER LOCATION
- CLOSE TO TOWN CENTRE

COUNCIL TAX BAND: C EPC RATING: E

Entrance Hallway
Stairs rising to the first floor,
radiator, under stairs storage, doors
to lounge and kitchen diner.

Lounge
4.56 m x 4.21 m (15'0" x 13'10")
UPVC bay window to front, radiator,
feature fireplace with gas fire.

Kitchen Diner
5.30 m x 3.32 m (17'5" x 10'11")
Two UPVC windows to rear aspect,
UPVC window to side aspect, UPVC
door to rear garden. A modern
fitted kitchen comprising of base
and wall units with work top, sink
unit, cooker, integrated
dishwasher, plumbing for washing
machine, fridge freezer, tiled
flooring, radiator, feature fireplace
with gas fire.

First floor landing
UPVC window to side aspect, UPVC
window to front aspect, stairs to
second floor, doors to bedrooms
one and two and shower room,
radiator.

Bedroom One
3.77 m x 3.66 m (12'4" x 12'0")
UPVC window to front aspect,
radiator, fireplace.

Bedroom Two

3.02 m x 3.43 m (9'11" x 11'3")
UPVC window to rear aspect,
radiator.

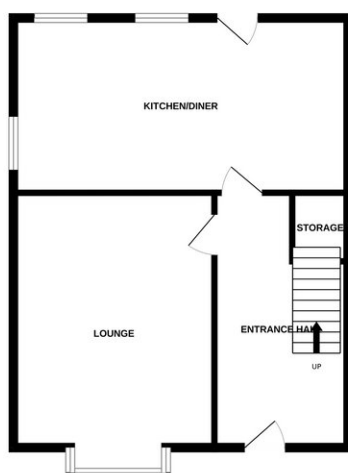
Bathroom
UPVC window to rear aspect, three
piece suite comprising of double
shower, WC, hand wash basin set in
a vanity unit, tiled walls, tiled
flooring, heated towel rail.

Second Floor Landing
UPVC window to rear aspect, door
to bedroom three.

Bedroom Three
4.68 m x 3.23 m (15'4" x 10'7")
UPVC window to rear aspect,
radiator.

Outside
To the front of the property is off
street parking, to the side of the
property is access to the land to the
rear, which could also be used as
off street parking.
To the rear of the property is a
garage with inspection pit, good
sized garden with lawned area,
mature shrubs, patio area, pathway
leading down to the additional
large plot which with relevant
planning permission could be used
as a building plot. Currently mainly
laid to lawn.

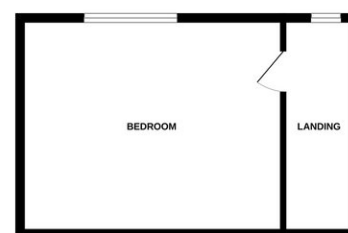
GROUND FLOOR



1ST FLOOR



2ND 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.
Made with Metropix ©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.