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**TAYLOR BROWN
& SIMMS**
ESTATE AGENTS

**Westfield Avenue, Heanor, DE75 7BN
£240,000**



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.

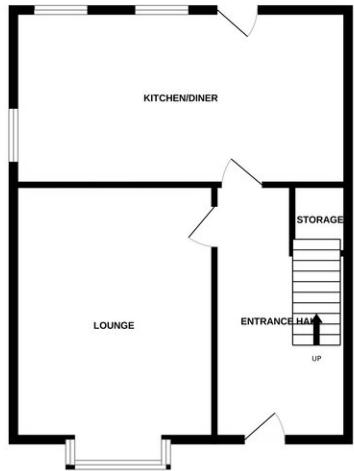
Bathroom
UPVC window to rear aspect, three piece suite comprising of double shower, WC, hand wash basin set in a vanity unit, tiled walls, tiled flooring, heated towel rail.

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

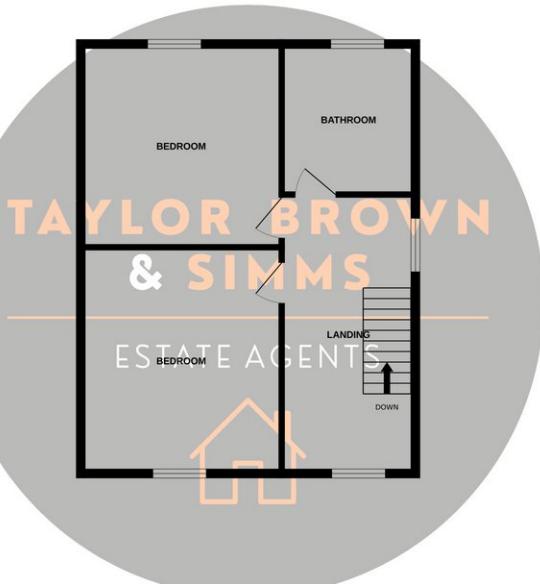
Bedroom Three
4.68 m x 3.23 m (15'4" x 10'7")
UPVC window to rear aspect, radiator.

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.

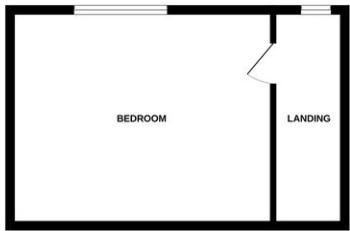
GROUND FLOOR



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.
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