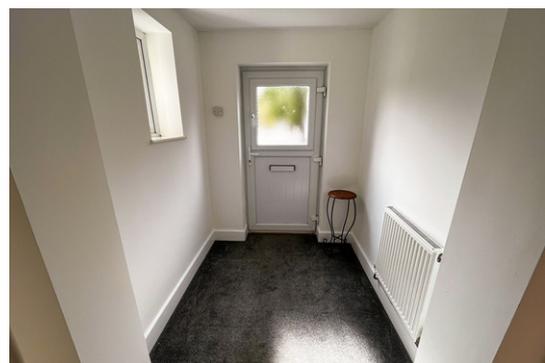


2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
https://taylorbrownandsimms.co.uk/

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Stainsby Avenue, Heanor, DE75 7EL
£165,000



FEATURES:

- THREE BEDROOMS
- MID TOWN HOUSE
- CLOSE TO TOWN CENTRE
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC
- GARAGE AND OFF STREET PARKING
- GOOD SIZED GARDEN
- NO UPWARD CHAIN
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: TBC

Entrance Hallway

Stairs rising to the first floor, radiator, UPVC window to side aspect, doors to lounge and dining room.

Lounge

5.29 m x 3.80 m (17'4" x 12'6")
UPVC bay window to front, UPVC window to rear, radiator, feature fireplace, radiator.

Dining Room

3.48 m x 2.76 m (11'5" x 9'1")
UPVC window to front, tiled flooring, archway to kitchen, radiator.

Kitchen

4.43 m x 2.23 m (14'6" x 7'4")
Two UPVC windows to rear aspect, UPVC door to rear porch, fitted kitchen with base and wall units, work top, sink unit, plumbing for washing machine, space for fridge, integrated oven, hob and extractor above, part tiled walls, tiled flooring.

Rear porch

UPVC door to rear garden, door to downstairs WC.

Downstairs WC

UPVC window to rear, two piece suite comprising of WC and hand wash basin, radiator, tiled flooring.

First floor landing

Doors to bedrooms and bathroom, UPVC window to rear aspect.

Bedroom One

4.32 m x 2.36 m (14'2" x 7'9")
UPVC window to front, storage cupboard housing the boiler, radiator.

Bedroom Two

3.45 m x 3.16 m (11'4" x 10'4")
UPVC window to front, radiator.

Bedroom Three

3.32 m x 3.37 m (10'11" x 11'1")
UPVC window to rear aspect, radiator.

Bathroom

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

Outside

To the front is a lawned garden with low level wall and being enclosed, pathway to the side leading to the front.

To the rear is a good sized garden with mature shrubs and plants and borders, lawned area. There is also a garage and off street parking space which is accessed via Mayfield Avenue.

GROUND FLOOR

1ST 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.