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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Brookfield Way, Heanor, DE75 7NX Offers Over £190,000



FEATURES:

- TWO BEDROOMS
- SEMI DETACHED
- IDEAL FIRST TIME BUYER
- AMPLE OFF STREET PARKING
- LOW MAINTENANCE LANDSCAPED GARDEN
- TUCKED AWAY LOCATION
- POPULAR RESIDENTIAL LOCATION
- MODERN FITTED KITCHEN DINER
- MODERN FITTED BATHROOM
- VIEWING ESSENTIAL

COUNCIL TAX BAND: B EPC RATING: D

Porch

Entrance via UPVC door leading to entrance porch, door to lounge.

Lounge

4.88 m x 3.87 m (16'0" x 12'8")
UPVC window to front aspect, laminate flooring, radiator, tv point, fireplace, door to kitchen diner.

Kitchen Diner

3.85 m x 2.68 m (12'8" x 8'10")
UPVC window and UPVC french doors to rear aspect, a modern fitted kitchen with base and wall units, sink unit, integrated oven, hob and extractor above, plumbing for washing machine, wall mounted boiler, tiled flooring, radiator, under stairs storage cupboard.

First floor landing

Doors to bedrooms and bathroom.

Bedroom One

2.92 m x 3.92 m (9'7" x 12'10")
UPVC window to rear aspect,

radiator.

Bedroom Two

2.70 m x 3.96 m (8'10" x 13'0")
Two UPVC windows to front aspect, radiator, over stairs storage cupboard.

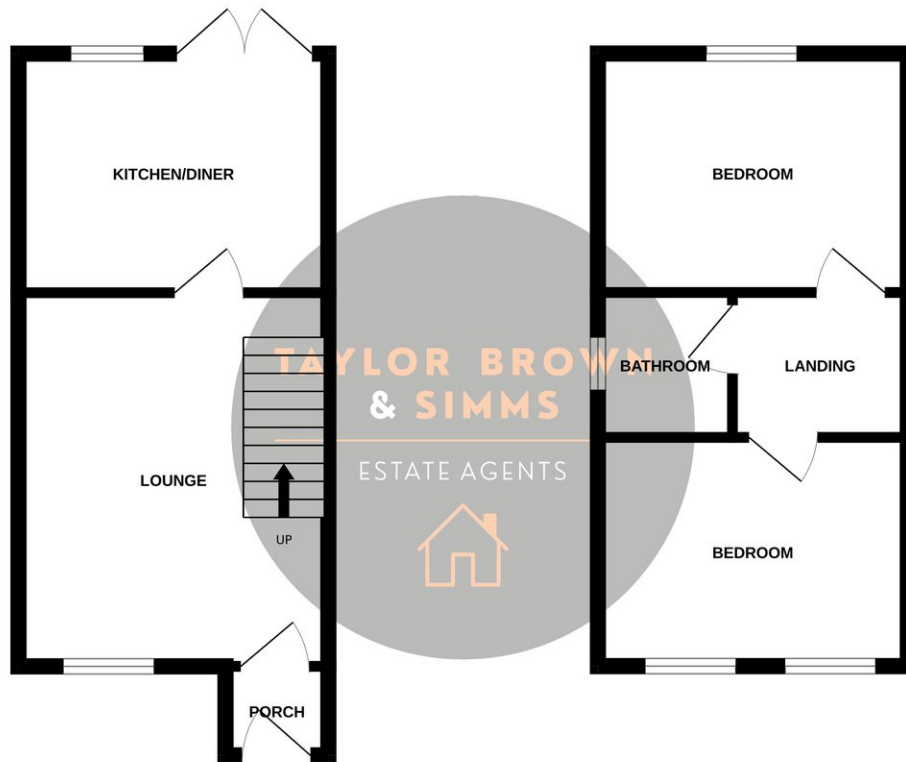
Bathroom

UPVC window to side aspect, a modern fitted bathroom suite comprising of panelled bath with shower above and shower screen, WC and pedestal hand wash basin, part tiled walls, radiator.

Outside

To the front of the property is a gravelled area, to the side of the property is a parking spaces for two cars with gated access to the rear garden.

To the rear of the property is a paved area, artificial grass area, mature shrubs 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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