

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

**TAYLOR BROWN
& SIMMS**
ESTATE AGENTS

**Sheldon Road, Loscoe, DE75 7LL
£210,000**



FEATURES:

- SEMI DETACHED
- FOUR BEDROOMS
- OFF STREET PARKING AND GARAGE
- WELL MAINTAINED GARDENS
- NO UPWARD CHAIN
- EXTENDED PROPERTY
- IDEAL FAMILY HOME
- SPACIOUS ROOMS
- SOUGHT AFTER LOCATION
- VIEWING ESSENTIAL

COUNCIL TAX BAND: B EPC RATING: D

Entrance Hallway
Stairs rising to the first floor, door to lounge.

Lounge
4.36 m x 4.87 m (14'4" x 16'0")
UPVC bay window to front aspect, radiator, tv point, fireplace.

Kitchen Diner
5.50 m x 2.67 m (18'1" x 8'9")
UPVC window and door to rear aspect, UPVC window to side aspect, fitted kitchen comprising of base and wall units with roll top work surface, sink unit, part tiled walls, plumbing for washing machine, space for drier, integrated oven, hob and extractor above, wall mounted boiler, radiator, under stairs storage cupboard.

First floor landing
Doors to bedrooms and bathroom.

Bedroom One
4.47 m x 2.91 m (14'8" x 9'7")
Two UPVC windows to front aspect, radiator.

Bedroom Two
3.45 m x 2.89 m (11'4" x 9'6")

UPVC window to rear aspect, radiator.

Bedroom Three
2.50 m x 2.57 m (8'2" x 8'5")
UPVC window to rear aspect, radiator.

Bedroom Four
2.99 m x 2.08 m (9'10" x 6'10")
double glazed window to front aspect, radiator.

Bathroom
Double glazed window to rear aspect, three piece suite comprising of panelled bath with shower above, WC, pedestal hand wash basin, storage cupboard, radiator, part tiled walls.

Outside
To the front of the property is a gravelled garden with mature shrubs and border, low level wall to the front with driveway leading to a car port area and single garage. To the rear of the property is a well maintained garden with lawned garden, patio area, green house, garden beds, and being enclosed.

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.