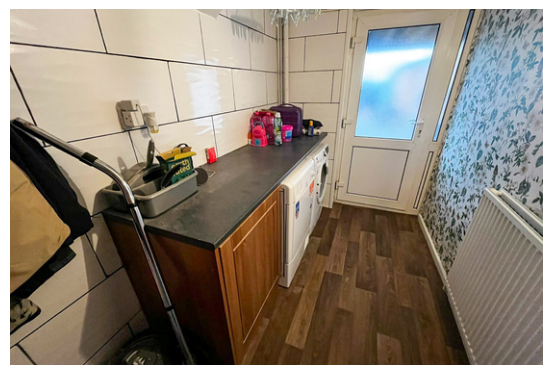


2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
<https://taylorbrownandsimms.co.uk/>

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Derby Road, Heanor, Derbyshire , DE75 7QG
£140,000



FEATURES:

- LARGE TWO DOUBLE BEDROOM
- THREE STOREY PROPERTY
- UTILITY ROOM
- LARGE CELLAR
- TOWN CENTRE LOCATION
- CLOSE TO AMENITIES AND TRANSPORT LINKS
- GOOD SIZED PROPERTY
- LOW MAINTENANCE GARDEN WITH DECKING AREA
- VIEWING ESSENTIAL TO APPRECIATE THE SIZE
- LARGE KITCHEN DINER

COUNCIL TAX BAND: A EPC RATING: C

Lounge

3.51 m x 3.48 m (11'6" x 11'5")

UPVC window and door to front aspect, radiator, feature fireplace with gas fire, door to dining room.

Kitchen Diner

3.48 m x 3.45 m (11'5" x 11'4")

Patio doors leading to the decked balcony overlooking the garden, recently fitted kitchen with base and wall units, work tops, sink unit, integrated oven, hob and extractor above, integrated dishwasher, space for fridge freezer, cupboard housing the boiler, vinyl flooring, stairs rising to the first floor, and stairs down to the ground floor.

Ground floor

Utility Room

3.51 m x 1.55 m (11'6" x 5'1")

Door to rear garden, base units, plumbing for washing machine, space for tumble dryer, and vinyl flooring.

Bathroom

UPVC double glazed window to rear, three piece suite comprising of panelled bath with shower

above, WC and hand wash basin, radiator, vinyl flooring.

Cellar

3.40 m x 1.50 m (11'2" x 4'11")

Power and lighting. - currently used as a office.

Cellar 2

3.51 m x 1.55 m (11'6" x 5'1")

Power and lighting.

Second floor landing

Velux window and storage cupboard.

Bedroom One

3.48 m x 3.48 m (11'5" x 11'5")

UPVC double glazed window to front, radiator.

Bedroom Two

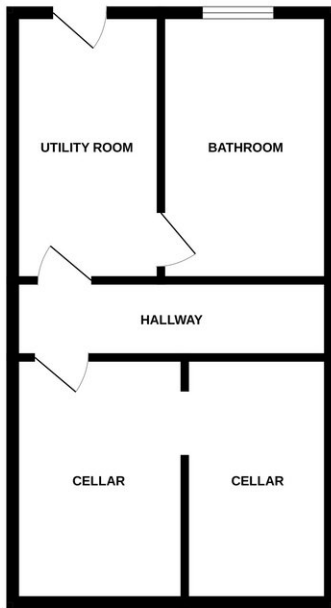
3.51 m x 3.40 m (11'6" x 11'2")

UPVC window to rear aspect, radiator.

Outside

To the rear of the property is a paved garden, having patio seating area, under decking sheltered area, being enclosed via panelled fencing.

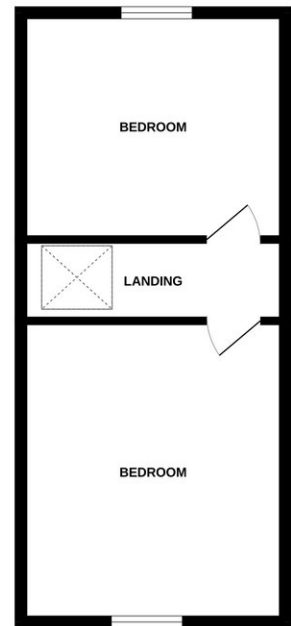
BASEMENT



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.