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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Loscoe Road, Heanor, Derbyshire , DE75 7FF
£160,000



FEATURES:

- THREE BEDROOMS
- MID TERRACE
- FULLY RENOVATED THROUGHOUT
- NEW CARPETS
- NEW KITCHEN AND BATHROOMS
- LANDSCAPED REAR GARDEN
- CLOSE TO TOWN CENTRE
- CLOSE TO TRANSPORT LINKS
- VIEWING ESSENTIAL
- STUNNING THROUGHOUT

COUNCIL TAX BAND: A EPC RATING: TBC

Entrance Hallway

Door to front, door to lounge diner.

Lounge area

4.21 m x 3.90 m (13'10" x 12'10")

Bay window to front aspect, radiator, opening to dining area.

Kitchen Diner

4.11 m x 4.03 m (13'6" x 13'3")

Window to rear aspect, radiator, fireplace, recently refitted kitchen with base and wall units, sink unit, integrated oven, hob and extractor with feature glass splashback, plumbing for dishwasher, integrated fridge freezer, laminate flooring opening to Utility room

Utility Room

Window to rear aspect, base and wall units with work top, plumbing for washing machine, door to first floor. Door to rear garden.

Shower room

three piece suite comprising of WC, hand wash basin with vanity unit below, shower cubicle, tiled walls,

radiator.

First Floor Landing

Doors to bedrooms and bathroom.

Bedroom

3.67 m x 3.46 m (12'0" x 11'4")

UPVC Window to front, radiator.

Bedroom

3.80 m x 3.48 m (12'6" x 11'5")

UPVC window to rear, radiator

Bedroom

3.57 m x 2.47 m (11'9" x 8'1")

UPVC Window to front, radiator.

Bathroom

UPVC window to rear, three piece suite comprising of bath, WC and pedestal hand wash basin set in a vanity unit, part tiled walls, tiled flooring radiator.

Outside

To the rear is a paved area, garden sheds, lawned area, 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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