

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

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Breach Road, Heanor, Derbyshire , DE75 7HQ
Offers Over £170,000



FEATURES:

- TWO DOUBLE BEDROOMS
- SEMI DETACHED
- MODERN THROUGHOUT
- IDEAL FOR FIRST TIME BUYER
- LOW MAINTENANCE GARDEN
- GOOD SIZED MODERN KITCHEN
- OFF STREET PARKING FOR TWO CARS
- DOWNSTAIRS WC
- NO UPWARD CHAIN
- GREAT LOCATION

COUNCIL TAX BAND: B EPC RATING: C

Entrance Hallway

Stairs rising to the first floor, radiator, doors to lounge, kitchen diner and downstairs WC, under stairs storage cupboard.

Downstairs WC

UPVC double glazed window to front, two piece suite comprising of WC and hand wash basin with tiled splashback, vinyl flooring, radiator.

Kitchen Diner

2.44 m x 3.57 m (8'0" x 11'9")
UPVC window to front aspect, modern fitted kitchen comprising of base and wall units with work tops, sink unit, part tiled walls, integrated oven, hob and extractor above, integrated fridge freezer, plumbing for washing machine, spot lights, radiator, vinyl flooring.

Lounge

4.56 m x 3.41 m (15'0" x 11'2")
Good sized lounge, with French doors to rear aspect, radiator.

First floor landing

Doors to bedrooms and bathroom,

loft access point.

Bedroom One

3.53 m x 3.05 m (11'7" x 10'0")
Two UPVC windows to front aspect, fitted wardrobes, over stairs storage cupboard, radiator.

Bedroom Two

2.52 m x 3.30 m (8'3" x 10'10")
UPVC window to rear aspect, radiator, fitted wardrobes.

Bathroom

UPVC window to rear aspect, three piece modern suite comprising of panelled bath with shower above and shower screen, WC and hand wash basin, heated towel rail, tiled walls, spot lights.

Outside

To the front of the property is a block paved driveway for two cars, paved access to the front door. To the rear of the property is a low maintenance garden having a paved area, gravelled area and being enclosed via panelled fencing.

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.
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