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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Wilmot Street, Heanor, Derbyshire , DE75 7EF Offers Over £220,000



### **FEATURES:**

- THREE BEDROOMS
- SEMI DETACHED
- TWO RECEPTION ROOMS
- NO UPWARD CHAIN
- LANDSCAPED REAR GARDEN
- OFF STREET PARKING FOR TWO CARS
- GOOD SIZED BATHROOM
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- CLOSE TO TOWN CENTRE

**COUNCIL TAX BAND: B EPC RATING: D**

#### **Entrance Hallway**

UPVC door to side aspect, original doors leading to storage cupboard, pantry under cupboard storage, lounge, dining room and kitchen, radiator, stairs rising to the first floor.

#### **Dining Room**

4.34 m x 3.57 m (14'3" x 11'9")  
UPVC bay window to front aspect, radiator fireplace.

#### **Lounge**

3.92 m x 3.61 m (12'10" x 11'10")  
UPVC patio doors leading to the rear garden, radiator, feature fireplace, tv point, radiator.

#### **Kitchen**

2.88 m x 1.94 m (9'5" x 6'4")  
UPVC window to rear aspect, UPVC door to side aspect, fitted kitchen with base and wall units with work top, sink unit, part tiled walls, integrated oven, hob and extractor above, plumbing for washing machine, fridge, laminate flooring, radiator.

#### **First floor landing**

UPVC window to side aspect, doors to bedrooms and bathroom.

#### **Bedroom One**

4.06 m x 3.44 m (13'4" x 11'3")  
UPVC bay window to front aspect, radiator.

#### **Bedroom Two**

4.40 m x 3.44 m (14'5" x 11'3")  
UPVC window to rear aspect, radiator.

#### **Bedroom Three**

2.36 m x 1.97 m (7'9" x 6'6")  
UPVC window to front aspect, radiator.

#### **Bathroom**

UPVC window to rear aspect, three piece suite comprising of panelled bath with shower  
Over, WC and hand wash basin, radiator, part tiled walls

#### **Outside**

To the front of the property is off street parking for two cars. Access to the rear garden to the side.

To the rear of the property is a landscaped well maintained garden, with lawned garden and shrubs and borders, three outbuildings, patio area, and being enclosed.



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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