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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Starthe Bank, Heanor, Derbyshire , DE75 7AX
£150,000



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- OFF STREET PARKING
- ENCLOSED REAR GARDEN
- LOUNGE DINER
- NO UPWARD CHAIN
- MODERN FITTED KITCHEN
- MODERN FITTED BATHROOM
- IDEAL FOR FIRST TIME BUYER
- CUL DE SAC LOCATION

COUNCIL TAX BAND: A EPC RATING: TBC

Entrance hallway
Stairs rising to the first floor,
radiator, door to lounge.

Lounge Diner
6.91 m x 3.41 m (22'8" x 11'2")
UPVC window to front aspect, two
radiators, fireplace, understairs
storage cupboard, laminate
flooring, UPVC patio doors to rear
aspect, door to kitchen.

Kitchen
3.45 m x 2.37 m (11'4" x 7'9")
UPVC window to rear aspect,
recently fitted kitchen with base
and wall units, sink unit, PVC
panelling, plumbing for washing
machine, integrated oven, hob and
extractor above, tiled flooring,
fridge freezer, wall mounted boiler.

First floor landing
Doors to bedrooms and bathroom,
loft access point.

Bedroom One
3.28 m x 2.84 m (10'9" x 9'4")
UPVC window to rear aspect,

radiator.

Bedroom Two
3.46 m x 2.42 m (11'4" x 7'11")
UPVC window to front aspect,
radiator, fitted wardrobes.

Bedroom Three
2.57 m x 2.41 m (8'5" x 7'11")
UPVC Window to front aspect,
radiator.

Bathroom
UPVC window to rear aspect, three
piece suite comprising of panelled
bath with shower above and
shower screen, WC and pedestal
hand wash basin, PVC panelling to
walls, radiator.

Outside
To the front of the property is a
driveway providing off street
parking.
To the rear of the property is a
paved patio area, artificial grass
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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