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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Loscoe Grange, Loscoe, Heanor, Derbyshire , DE75 7JZ**  
**£185,000**



## **FEATURES:**

- SEMI DETACHED
- THREE BEDROOMS
- OFF STREET PARKING AND GARAGE
- GAS CENTRAL HEATED
- DOUBLE GLAZED
- CORNER PLOT
- LARGE GARDEN
- SPACIOUS AND WELL PRESENTED
- VIEWING ESSENTIAL
- 

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

### **Entrance Hallway**

**Stairs rising to the first floor, under stairs storage cupboard with plumbing for washing machine, doors to lounge and kitchen.**

### **Kitchen**

**2.57 m x 2.55 m (8'5" x 8'4")**  
**UPVC window to front aspect, modern fitted kitchen with base and wall units, sink unit, part tiled walls, integrated oven, hob and extractor above, space for tall fridge freezer, plumbing for washing machine and dishwasher, vinyl flooring, radiator.**

### **Lounge Diner**

**5.02 m x 3.70 m (16'6" x 12'2")**  
**Double glazed patio door to rear garden, laminate flooring, feature fireplace, radiator, tv point.**

### **First floor landing**

**Doors to bedrooms and bathroom, storage cupboards.**

### **Bedroom One**

**3.72 m x 3.13 m (12'2" x 10'3")**  
**UPVC window to rear aspect,**

**radiator, storage cupboard.**

### **Bedroom Two**

**3.43 m x 2.51 m (11'3" x 8'3")**  
**UPVC window to front aspect, radiator.**

### **Bedroom Three**

**2.75 m x 1.84 m (9'0" x 6'0")**  
**UPVC window to rear aspect, radiator.**

### **Bathroom**

**UPVC window to front aspect, four piece modern suite comprising of panelled bath, shower cubicle, WC and hand wash basin, vinyl flooring, towel rail.**

### **Outside**

**To the front of the property is off street parking leading to a single garage, with paved access to the side to the entrance, there is also a lawned garden to the side, which would be great potential for extending the property. To the rear of the property is a large paved patio area, lawned garden, mature tree 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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