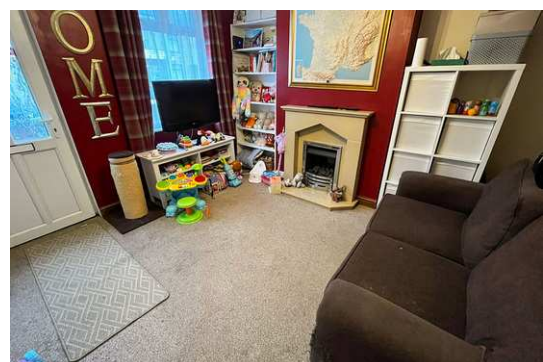


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Derby Road, Heanor, Derbyshire , DE75 7QG**  
**Guide Price £120,000**



**FEATURES:**

- GUIDE PRICE - £120,000 - 125,000
- LARGE TWO DOUBLE BEDROOM
- THREE STOREY PROPERTY
- UTILITY ROOM
- LARGE CELLAR
- TOWN CENTRE LOCATION
- CLOSE TO AMENITIES AND TRANSPORT LINKS
- GOOD SIZED PROPERTY
- LOW MAINTENANCE GARDEN WITH DECKING AREA
- VIEWING ESSENTIAL TO APPRECIATE THE SIZE

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

### Lounge

3.51 m x 3.48 m (11'6" x 11'5")

UPVC window and door to front aspect, radiator, feature fireplace with gas fire, door to dining room.

### Kitchen Diner

3.48 m x 3.45 m (11'5" x 11'4")

Patio doors leading to the decked balcony overlooking the garden, recently fitted kitchen with base and wall units, work tops, sink unit, integrated oven, hob and extractor above, integrated dishwasher, space for fridge freezer, cupboard housing the boiler, vinyl flooring, stairs rising to the first floor, and stairs down to the ground floor.

### Ground floor

#### Utility Room

3.51 m x 1.55 m (11'6" x 5'1")

Door to rear garden, base units, plumbing for washing machine, space for tumble dryer, and vinyl flooring.

#### Bathroom

UPVC double glazed window to rear, three piece suite comprising of panelled bath with shower

above, WC and hand wash basin, radiator, vinyl flooring.

#### Cellar

3.40 m x 1.50 m (11'2" x 4'11")

Power and lighting. - currently used as a office.

#### Cellar 2

3.51 m x 1.55 m (11'6" x 5'1")

Power and lighting.

#### Second floor landing

Velux window and storage cupboard.

#### Bedroom One

3.48 m x 3.48 m (11'5" x 11'5")

UPVC double glazed window to front, radiator.

#### Bedroom Two

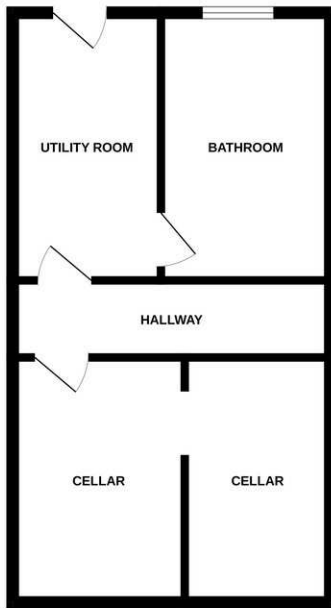
3.51 m x 3.40 m (11'6" x 11'2")

UPVC window to rear aspect, radiator.

#### Outside

To the rear of the property is a paved garden, having patio seating area, under decking sheltered area, being enclosed via panelled fencing.

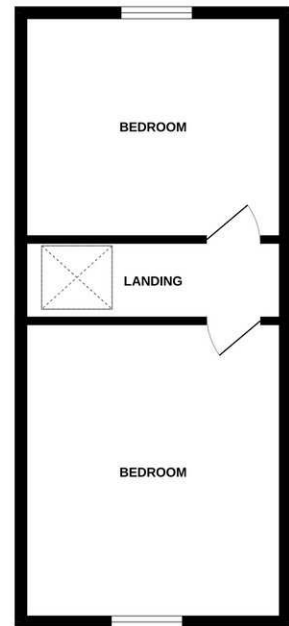
BASEMENT



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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