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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Carlyle Street, Heanor, Derbyshire , DE75 7FZ Offers Over £150,000



FEATURES:

- THREE BEDROOMS
- MID TOWN HOUSE
- NEW BOILER
- RENOVATED THROUGHOUT
- MODERN FITTED KITCHEN
- MODERN FITTED BATHROOM
- UTILITY ROOM
- OFF STREET PARKING FOR TWO CARS
- FRONT AND REAR GARDENS
- IDEAL FOR FIRST TIME BUYER

COUNCIL TAX BAND: A EPC RATING: C

Lounge

3.98 m x 4.47 m (13'1" x 14'8")

UPVC window and composite door to the front aspect, radiator, new carpet, door to inner hallway, under stairs storage cupboard.

Inner Hall

Stairs rising to the first floor, opening to kitchen.

Kitchen

2.92 m x 3.01 m (9'7" x 9'11")

UPVC window to rear aspect, fitted kitchen with base and wall units, sink unit, part tiled walls, integrated oven, induction hob and extractor above, space for tall fridge freezer, vinyl flooring, door to bathroom, opening to utility room.

Bathroom

UPVC window to front aspect, a modern fitted bathroom suite comprising of panelled bath with shower above, WC and pedestal hand wash basin, PVC cladding to walls, radiator.

Utility Room

2.41 m x 1.64 m (7'11" x 5'5")

UPVC window and door to rear

aspect, base and wall units with roll top work surface, plumbing for washing machine, radiator, wall mounted boiler, vinyl flooring.

First floor landing

Doors to bedrooms.

Bedroom One

4.49 m x 3.04 m (14'9" x 10'0")

UPVC window to rear, radiator, new carpet.

Bedroom Two

4.29 m x 2.21 m (14'1" x 7'3")

UPVC window to front aspect, over stairs storage cupboard, radiator, new carpet.

Bedroom Three

2.31 m x 3.18 m (7'7" x 10'5")

UPVC window to front aspect, radiator, new carpet.

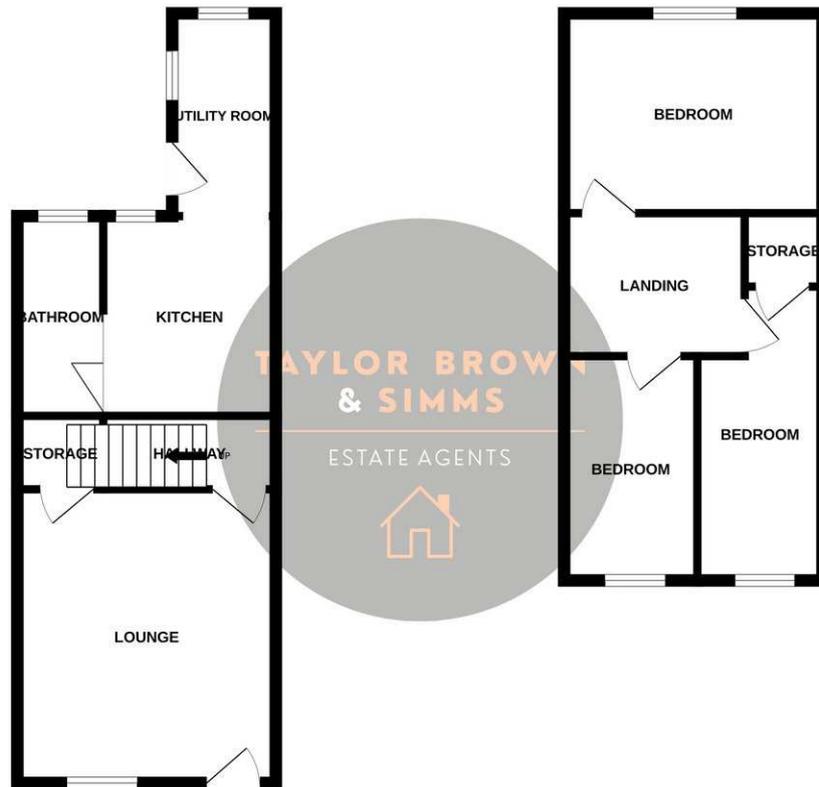
Outside

To the front of the property is a lawned area with paved access to the front door.

To the rear of the property is hard standing for off street parking for two cars. Lawned area, paved area, brick built outbuilding.

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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