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**TAYLOR BROWN  
& SIMMS**  
ESTATE AGENTS

**Loscoe Grange, Loscoe, Heanor, Derbyshire , DE75 7JZ**  
**£130,000**



## **FEATURES:**

- THREE BEDROOMS
- LOUNGE DINER
- NO UPWARD CHAIN
- GOOD SIZED REAR GARDEN
- CUL DE SAC
- GAS CENTRAL HEATING
- IDEAL FOR THE FIRST TIME BUYER
- VIEWING ESSENTIAL
- UPVC DOUBLE GLAZED
- 

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

**Lounge Diner**

**4.67 m x 3.73 m (21'11" x 12'3")**

UPVC window to front and door, UPVC french doors to rear aspect, radiator, under stairs storage cupboard, tiled flooring, door to first floor, tv point, door to kitchen

**Kitchen**

**4.39 m x 2.52 m (14'5" x 8'3")**

UPVC door and window to side aspect, base and wall units with roll top work surface, sink unit, part tiled walls, integrated oven, hob and extractor above, space for fridge freezer, plumbing for washing machine, vinyl flooring, feature radiator, door to bathroom.

**Bathroom**

UPVC window to rear aspect, four piece suite comprising of panelled bath, shower cubicle, WC and

pedestal hand wash, UPVC panelling, towel rail, vinyl flooring.

**First floor landing**  
**Doors to bedrooms****Bedroom One**

UPVC window to front, fitted wardrobes to one wall, radiator.

**Bedroom Two**

**2.31 m x 2.92 m (7'7" x 9'7")**  
UPVC window to rear, fitted wardrobes, radiator.

**Bedroom Three**

**3.15 m x 2.50 m (10'4" x 8'2")**  
UPVC window to rear, radiator.

**Outside**

To the rear is a decking area, large garden with lawned area, mature shrubs and borders.



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 inaccuracy. Prospective purchasers should be advised that services and facilities as shown may not be available 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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