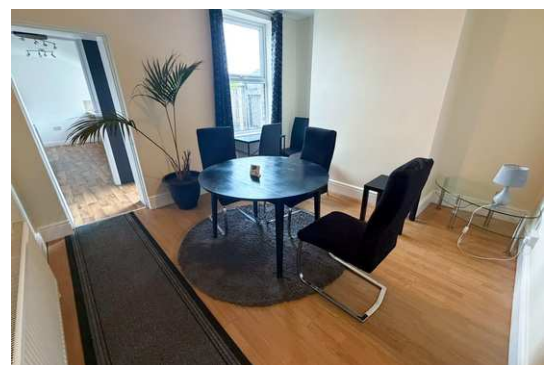


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Park Street, Heanor, Derbyshire , DE75 7FJ**  
**£134,950**



**FEATURES:**

- TWO DOUBLE BEDROOMS
- SPACIOUS TERRACE PROPERTY
- NO UPWARD CHAIN
- ENCLOSED REAR GARDEN
- TWO RECEPTION ROOMS
- CLOSE TO TRANSPORT LINKS
- CLOSE TO AMENITIES
- IDEAL FOR FIRST TIME BUYER
- UPSTAIRS BATHROOM
- VIEWING ESSENTIAL

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

#### Lounge

3.85 m x 3.51 m (12'8" x 11'6")

UPVC window to front aspect, door to front, fireplace, radiator, laminate flooring, door to inner hallway.

#### Inner Hallway

Stairs rising to the first floor, large under stairs storage cupboard, laminate flooring, door to dining room.

#### Dining Room

3.43 m x 3.77 m (11'3" x 12'4")

UPVC window to rear aspect, laminate flooring, radiator, door to kitchen.

#### Rear Hallway

Laminate flooring, radiator, UPVC door to rear garden, opening to kitchen.

#### Kitchen

4.94 m x 1.96 m (16'2" x 6'5")

Two UPVC windows to rear, base units with work top and sink unit, plumbing for washing machine, integrated oven, hob, part tiled

walls, laminate flooring, radiator.

#### First floor landing

Loft access point, doors to bedrooms and bathroom.

#### Bedroom One

3.92 m x 3.45 m (12'10" x 11'4")

Two UPVC windows to front aspect, radiator.

#### Bedroom Two

3.59 m x 2.45 m (11'9" x 8'0")

UPVC window to rear aspect, radiator.

#### Bathroom

UPVC window to rear aspect, three piece suite comprising of panelled bath with shower above, WC, pedestal hand wash basin, part tiled walls, vinyl flooring, radiator, cupboard housing the boiler.

#### Outside

To the rear of the property is a enclosed garden with gravelled patio area, lawned garden and being enclosed via panelled fencing.



While 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 misstatement. This plan is for guidance 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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## NOTICE TO PROSPECTIVE PURCHASERS

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