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**TAYLOR BROWN  
& SIMMS**  
ESTATE AGENTS

**Ray Street, Heanor, Derbyshire , DE75 7GL**  
**£130,000**



## **FEATURES:**

- THREE BEDROOMS
- LARGE TERRACE PROPERTY
- IN NEED OF SOME MODERNISATION
- GOOD SIZED REAR GARDEN WITH OUTBUILDINGS
- TWO RECEPTION ROOMS
- NO UPWARD CHAIN
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATED
- CLOSE TO TOWN CENTRE
- CLOSE TO LOCAL AMENITIES

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

### **Entrance Hallway**

Stairs rising to the first floor, radiator, doors to lounge and dining room.

### **Lounge**

**3.99 m x 3.06 m (13'1" x 10'0")**  
UPVC window to front, radiator, feature fireplace.

### **Dining Room**

**3.69 m x 3.65 m (12'1" x 12'0")**  
UPVC window to rear aspect, radiator, fireplace, storage cupboard, door to kitchen.

### **Kitchen**

**3.17 m x 2.30 m (10'5" x 7'7")**  
UPVC window to rear aspect, under stairs storage cupboard, base and wall units with work top and sink unit, cooker, space for fridge, tiled walls, radiator, door to rear hall.

### **Rear Hall**

radiator, door to bathroom UPVC door to rear.

### **Bathroom**

UPVC window to rear, three piece suite comprising of panelled bath, WC and pedestal hand wash, tiled walls, radiator.

### **First floor landing**

UPVC window to rear, doors to bedrooms.

### **Bedroom One**

**3.98 m x 3.71 m (13'1" x 12'2")**  
UPVC window to rear, radiator.

### **Bedroom Two**

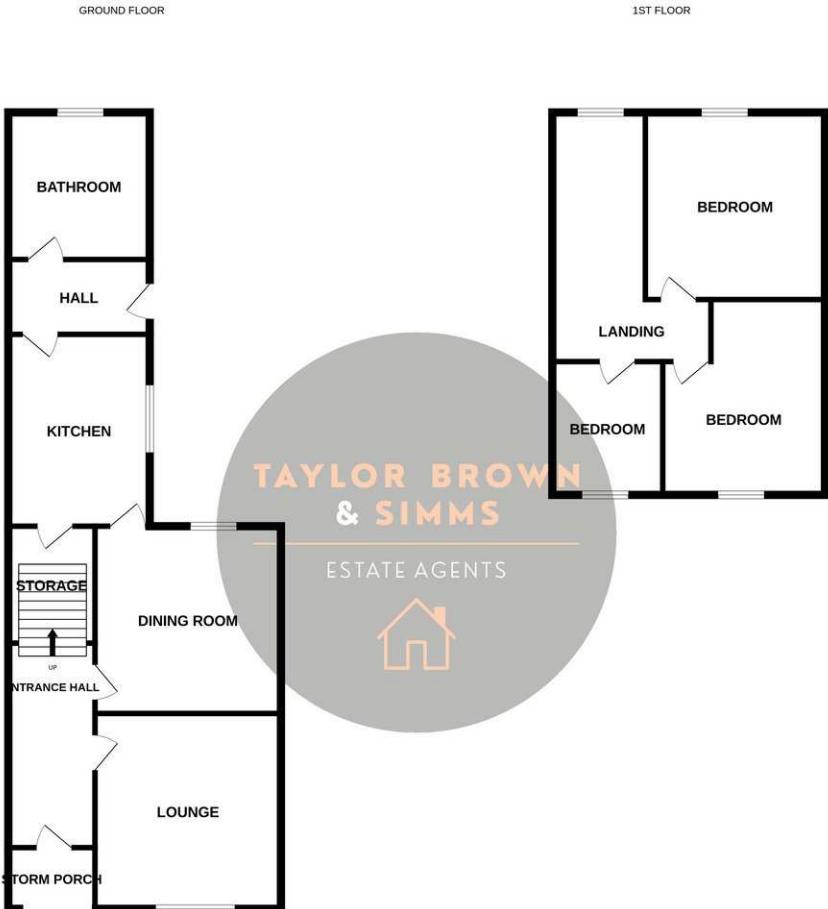
**3.37 m x 3.13 m (11'1" x 10'3")**  
UPVC window to front.

### **Bedroom Three**

**3.15 m x 2.42 m (10'4" x 7'11")**  
UPVC window to front.

### **Outside**

To the rear of the property, there are two outbuildings, good sized garden, with large lawned area, patio 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 mis-statement. 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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