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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Breach Road, Heanor, DE75 7NJ Offers Over £130,000



### **FEATURES:**

- TWO BEDROOMS
- SEMI DETACHED
- OFF STREET PARKING
- TWO RECEPTION ROOMS
- NO UPWARD CHAIN
- CLOSE TO TRANSPORT LINKS AND AMENITIES
- GARDEN TO THE SIDE
- IDEAL FOR FIRST TIME BUYER
- GAS CENTRAL HEATING
- POPULAR LOCATION

**COUNCIL TAX BAND: B EPC RATING: E**

#### Entrance Hallway

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

#### Lounge

4.57 m x 3.33 m (15'0" x 10'11")  
UPVC window to front, radiator, tv point.

#### Dining Room

3.66 m x 4.57 m (12'0" x 15'0")  
UPVC window to rear, radiator, under stairs storage cupboard, tv point, door to kitchen.

#### Kitchen

3.66 m x 1.83 m (12'0" x 6'0")  
UPVC window to side and UPVC door to side garden, fitted kitchen with base and wall units with roll top work surface, sink unit, part tiled walls, integrated oven, hob, space and plumbing for washing machine, space for fridge freezer, laminate flooring.

#### First floor landing

Loft access point with loft ladders, doors to bedrooms and bathroom.

#### Bedroom One

4.57 m x 3.30 m (15'0" x 10'10")  
UPVC window to front, radiator.

#### Bedroom Two

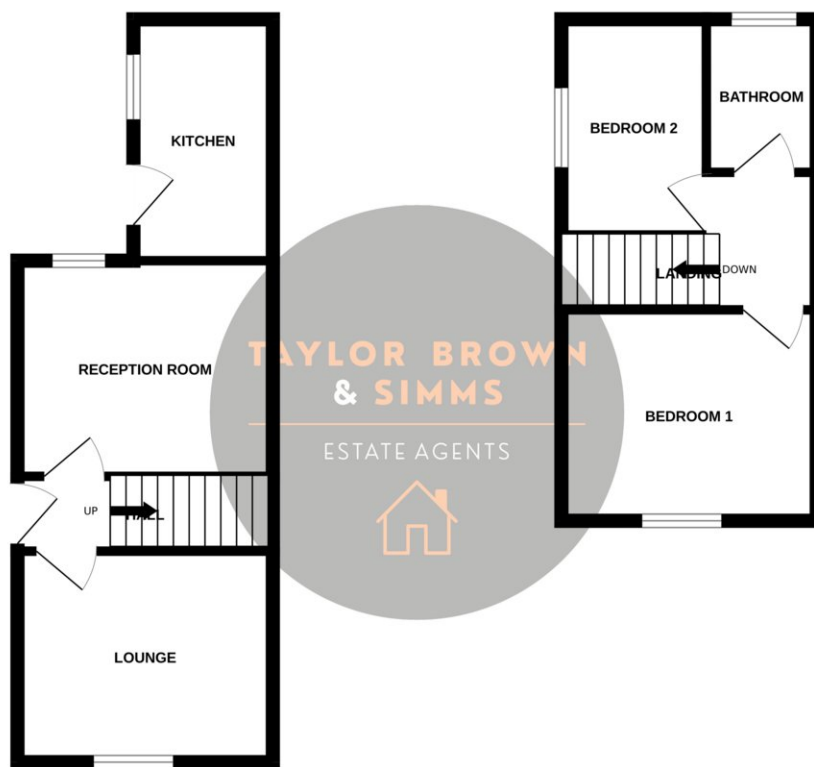
4.85 m x 2.44 m (15'11" x 8'0")  
UPVC window to side, radiator.

#### Bathroom

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

#### Outside

To the side of the property is gated access leading to off street parking spaces, lawned garden, and a patio area with wooden garden shed. There is also a brick built outbuilding.



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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