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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

High Street, Heanor, Derbyshire , DE75 7EX Offers Over £130,000



FEATURES:

- TWO DOUBLE BEDROOMS
- PLUS LOFT ROOM
- OPEN PLAN LOUNGE / KITCHEN
- LOUNGE WITH MEDIA WALL
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- MODERN WET ROOM
- REAR GARDEN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- IDEAL FOR THE FIRST TIME BUYER OR INVESTOR
- VIEWING ESSENTIAL

Lounge Area

3.40 m x 3.56 m (11'2" x 11'8")

UPVC window and door to front aspect, feature Stunning MEDIA wall with integrated TV, feature radiator, laminate flooring, opening to kitchen area.

Kitchen Area

3.50 m x 2.59 m (11'6" x 8'6")

UPVC Window to rear aspect, modern fitted kitchen with base and wall units with sink unit, integrated appliances including fridge freezer, oven, hob and extractor above, feature modern radiator, laminate flooring, door to first floor, rear hall and under stairs storage cupboard.

Rear Hall

Storage cupboard, door to Bathroom and UPVC door to rear garden.

Bathroom

UPVC window to rear aspect, modern suite comprising of shower area (wet room) WC, pedestal hand wash basin, tiled flooring, tiled walls, feature radiator, extractor

fan.

First floor landing

Doors to bedrooms.

Bedroom One

3.39 m x 3.06 m (11'1" x 10'0")

UPVC window to front aspect, feature radiator, feature wall with tv, (tv negotiable) and fitted wardrobe, loft access leading to loft room.

Loft Room

3.01 m x 2.65 m (9'11" x 8'8")

Velux window, light and power connected.

Bedroom Two

3.45 m x 2.65 m (11'4" x 8'8")

UPVC window to rear aspect, feature modern radiator, over stairs storage, wardrobes, tv point.

Outside

To the rear of the property, there is a enclosed paved area which is enclosed with panelled fencing with gated access leading to a further garden which has paved areas, and gravelled area.

GROUND FLOOR

1ST FLOOR

2ND 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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