

2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
<https://taylorbrownandsimms.co.uk/>

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Parkside, Heage, Belper, Derbyshire , DE56 2AF
£245,000



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- GOOD SIZED GARDEN WITH OUTBUILDING
- AMPLE OFF STREET PARKING
- MODERN FITTED KITCHEN DINER
- DOWNSTAIRS WC
- MODERN FITTED BATHROOM
- VIEWING ESSENTIAL
- GREAT LOCATION
-

COUNCIL TAX BAND: B EPC RATING: C

Hall

Stairs rising to the first flooring, radiator, laminate flooring, opening to lounge.

Lounge

4.29 m x 3.86 m (14'1" x 12'8")
UPVC window to front aspect, radiator, feature fireplace with log burner, under stairs storage cupboard, laminate flooring, door to kitchen diner.

Kitchen Diner

4.33 m x 2.92 m (14'2" x 9'7")
Two UPVC windows to rear aspect, UPVC door to side aspect, door to WC, modern fitted kitchen with base and wall units, sink unit, plumbing for washing machine and space for drier, integrated oven, hob and extractor above, radiator, laminate flooring, space for fridge

Downstairs WC

UPVC window to side aspect, two piece suite comprising of WC and hand wash basin, laminate flooring, radiator, wall mounted boiler.

First floor landing

UPVC window to side aspect, doors to bedrooms and bathroom.

Bedroom One

3.83 m x 2.41 m (12'7" x 7'11")
UPVC window to rear aspect, radiator, fitted wardrobes.

Bedroom Two

2.92 m x 2.92 m (9'7" x 9'7")
UPVC window to front aspect, radiator.

Bedroom Three

2.28 m x 2.79 m (7'6" x 9'2")
UPVC window to rear aspect, radiator, laminate flooring

Bathroom

UPVC window to front aspect, three piece suite comprising of panelled bath with shower above and shower screen, WC and hand wash basin with vanity unit below, part tiled walls, heated towel rail.

Outside

To the front of the property is ample off street parking with a recently laid driveway, artificial grass area.

To the rear is a good sized garden, with large patio area, lawned garden, being enclosed via panelled fencing and good sized outbuilding.

GROUND FLOOR

1ST 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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