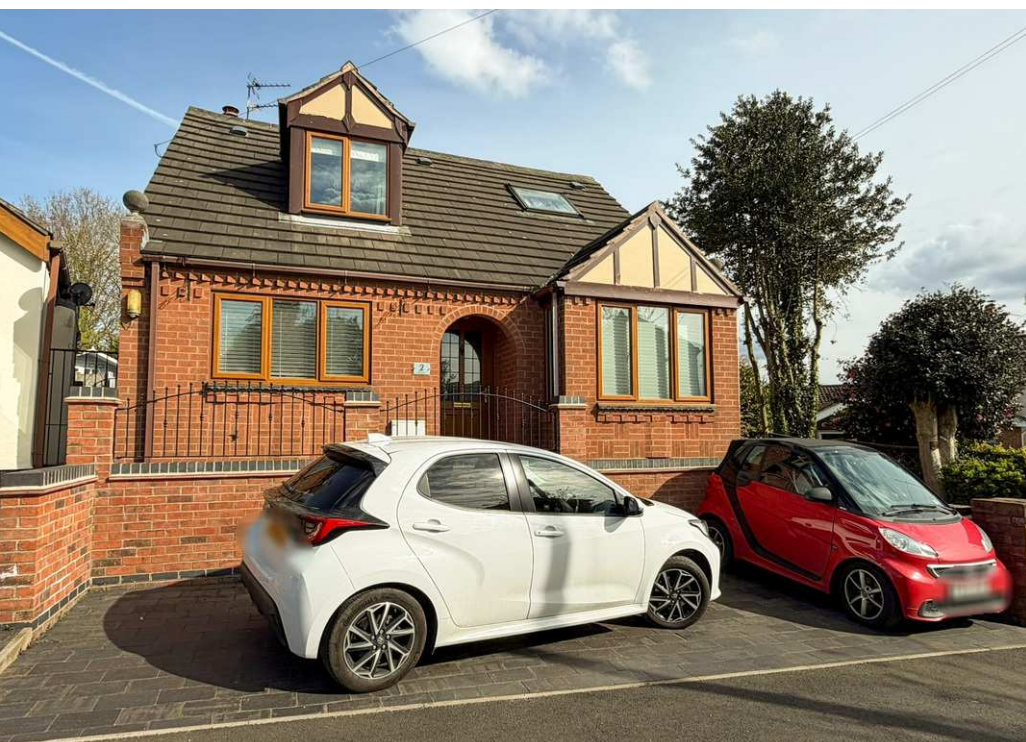


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Hill Road, Heanor, Derbyshire , DE75 7GP
£260,000



FEATURES:

- TWO BEDROOMS
- DORMER BUNGALOW
- DOWNSTAIRS BATHROOM
- UPSTAIRS SHOWER ROOM
- LOW MAINTENANCE GARDEN
- CLOSE TO TOWN CENTRE AND LOCAL AMENITIES
- NO UPWARD CHAIN
- BEAUTIFUL FITTED KITCHEN DINER
- OFF STREET PARKING FOR TWO CARS
- VIEWING ESSENTIAL

COUNCIL TAX BAND: B EPC RATING: TBC

Entrance Hallway

Large entrance hallway with stairs rising to the first floor, doors to lounge, kitchen diner, bathroom and bedroom, tiled flooring, radiator.

Kitchen Diner

3.90 m x 2.99 m (12'10" x 9'10")
UPVC window to front aspect, Stunning fitted kitchen with modern fitted base and wall contrasting units, work top and upstand, sink unit with drainer, integrated washing machine, tumble drier and microwave, Rangemaster double oven with induction hob (negotiable) and extractor above, tiled flooring, feature radiator.

Lounge

3.99 m x 4.16 m (13'1" x 13'8")
UPVC french doors leading to the rear garden, radiator, tv point, fireplace, laminate flooring.

Bedroom

3.25 m x 2.76 m (10'8" x 9'1")
UPVC window to front aspect, radiator, laminate flooring.

Bathroom

UPVC window to rear, three piece

suite comprising of WC, hand wash basin, panelled bath, tiled flooring, part tiled walls, radiator.

First floor landing

Velux window, storage cupboard leading to eaves storage, door to bedroom and shower room.

Bedroom

5.30 m x 4.17 m (17'5" x 13'8")
UPVC window to front aspect, radiator, storage cupboard, velux window.

Shower Room

Velux window, three piece suite comprising of shower cubicle, WC and hand wash in a vanity unit, part tiled walls, heated towel rail.

Outside

To the front is space for off street parking, steps up to a pathway leading to the front door and rear garden.

To the rear of the property is a low maintenance garden with paved area, steps rising to a block paved pathway with gravelled borders, plants and shrubs, and wooden garden summer house. The rear is enclosed via fencing.

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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