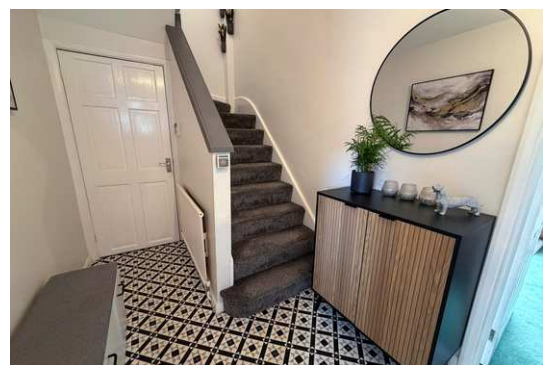


2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
https://taylorbrownandsimms.co.uk/

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Peatburn Avenue, Heanor, Derbyshire , DE75 7RL
£225,000



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- ENCLOSED REAR LOW MAINTENANCE GARDEN
- OFF STREET PARKING
- SOUGHT AFTER LOCATION
- CLOSE TO OUTSTANDING SCHOOL
- CLOSE TO TRANSPORT LINKS
- MODERN KITCHEN DINER
- MODERN BATHROOM
- VIEWING ESSENTIAL

COUNCIL TAX BAND: B EPC RATING: C

Entrance Hallway

Entrance via Composite door, Stairs rising to the first floor, laminate flooring, radiator, under stairs storage cupboard, cupboard housing the boiler, doors to lounge and kitchen diner.

Lounge

4.17 m x 4.72 m (13'8" x 15'6")
UPVC bay window to front aspect, feature fireplace, radiator, tv point.

Kitchen Diner

3.12 m x 4.77 m (10'3" x 15'8")
UPVC windows to rear and side aspect, UPVC door to rear aspect, modern fitted kitchen comprising of base and wall units with sink unit, part tiled walls, integrated oven, hob and extractor above, plumbing for dishwasher, plumbing for washing machine, space for tall fridge freezer, laminate flooring, radiator.

First Floor Landing

Doors to bedrooms and bathroom, loft access point.

Bedroom One

5.10 m x 3.48 m (16'9" x 11'5")
UPVC window to front aspect,

radiator.

Bedroom Two

3.13 m x 2.50 m (10'3" x 8'2")
UPVC window to rear aspect, radiator.

Bedroom Three

3.07 m x 2.26 m (10'1" x 7'5")
UPVC window to rear aspect, radiator.

Bathroom

Two UPVC windows to side aspect, modern three piece suite comprising of panelled bath with shower above and shower screen, WC and pedestal hand wash basin, radiator, part tiled walls, laminate flooring, heated towel rail.

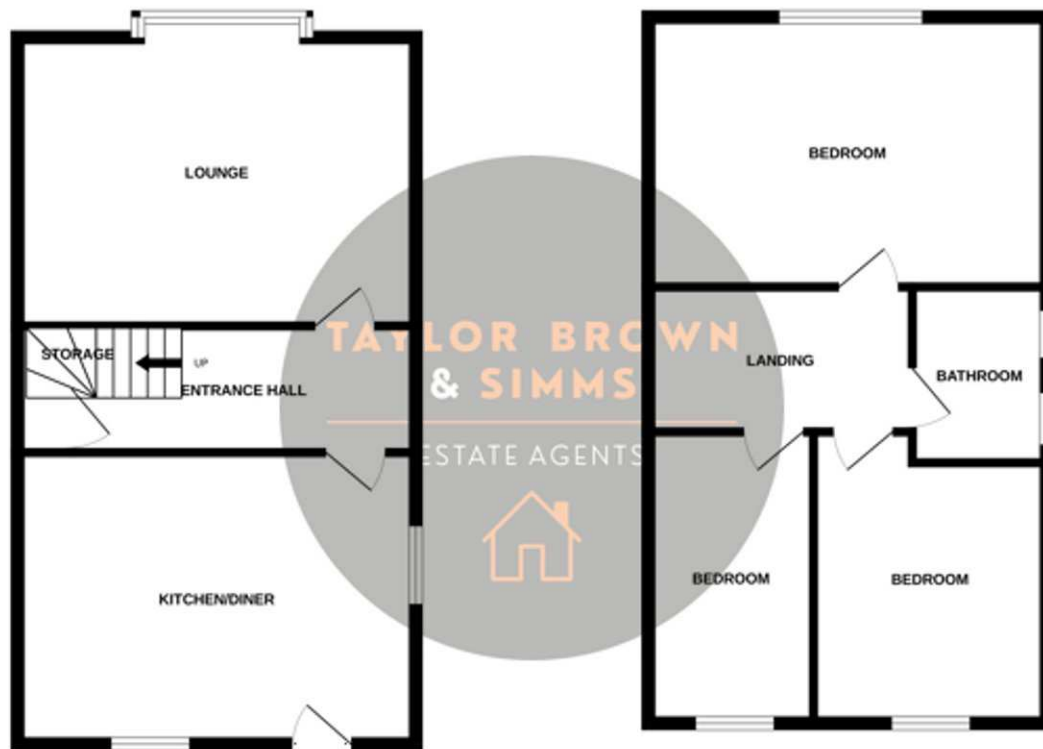
Outside

To the front of the property is a driveway providing ample off street parking, lawned garden and shrub border. There is also gated access leading to the rear garden.

To the rear of the property is a low maintenance paved garden, with wooden garden shed, mature shrubs in the borders and being enclosed via panelled fencing.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of sizes, 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.
Made with letroplan 6/2020

NOTICE TO PROSPECTIVE PURCHASERS

Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements should not be relied upon to form any part of a contract or any offer made. The information offered is for guidance only particularly in relation to any listed appliances being in full working order. Purchasers should make their own investigations to verify correctness of same particularly if they intend to purchase the property for a specific use or purpose. The information contained within the brochure should not be republished or copied in any way for any other form of advertising or use without Taylor Brown & Simms permission.