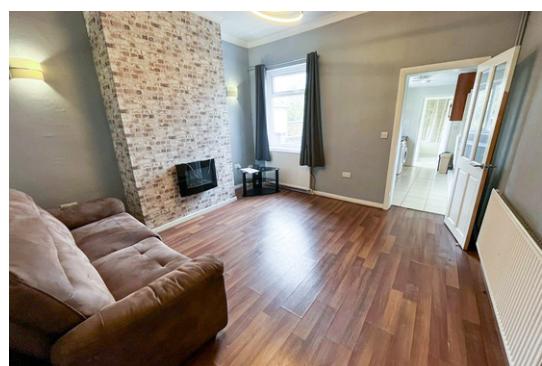
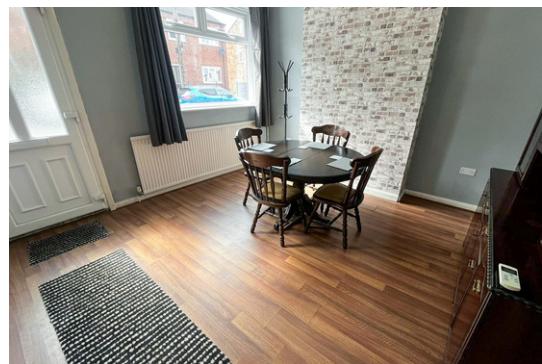


2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
<https://taylorbrownandsimms.co.uk/>

**TAYLOR BROWN
& SIMMS**
ESTATE AGENTS

**Loscoe Road, Heanor, DE75 7FG
£122,500**



FEATURES:

- THREE BEDROOMS
- TWO RECEPTION ROOM
- NO UPWARD CHAIN
- GOOD SIZED GARDEN
- CLOSE TO TOWN CENTRE
- CLOSE TO TRANSPORT LINKS AND BUS ROUTES
- DOWNSTAIRS BATHROOM
- GAS CENTRAL HEATED
- IDEAL FOR THE FIRST TIME BUYER OR INVESTOR
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: D

Lounge

4.00 m x 3.73 m (13'1" x 12'3")
UPVC window and door to front aspect, radiator, laminate flooring, door to inner hallway

Inner hallway

Stairs rising to the first floor, radiator, door to large under stairs storage / pantry cupboard with window to the side, door to dining room.

Dining Room

4.02 m x 4.06 m (13'2" x 13'4")
UPVC window to rear aspect, wall lights, laminate flooring, two radiators, door to kitchen.

Kitchen

3.92 m x 1.83 m (12'10" x 6'0")
UPVC window to side aspect, modern fitted kitchen with base and wall units, sink unit, part tiled walls, cooker, plumbing for washing machine, tiled flooring, radiator, door to rear hall.

Rear Hall

Tiled flooring, UPVC door to rear garden, radiator, door to bathroom.

Bathroom

UPVC window to side aspect, modern three piece suite comprising of panelled bath with shower above, WC and hand wash basin, tiled walls, tiled flooring, radiator.

First floor landing

Storage cupboard, doors to bedrooms.

Bedroom One

4.03 m x 3.98 m (13'3" x 13'1")
UPVC window to rear aspect, radiator.

Bedroom Two

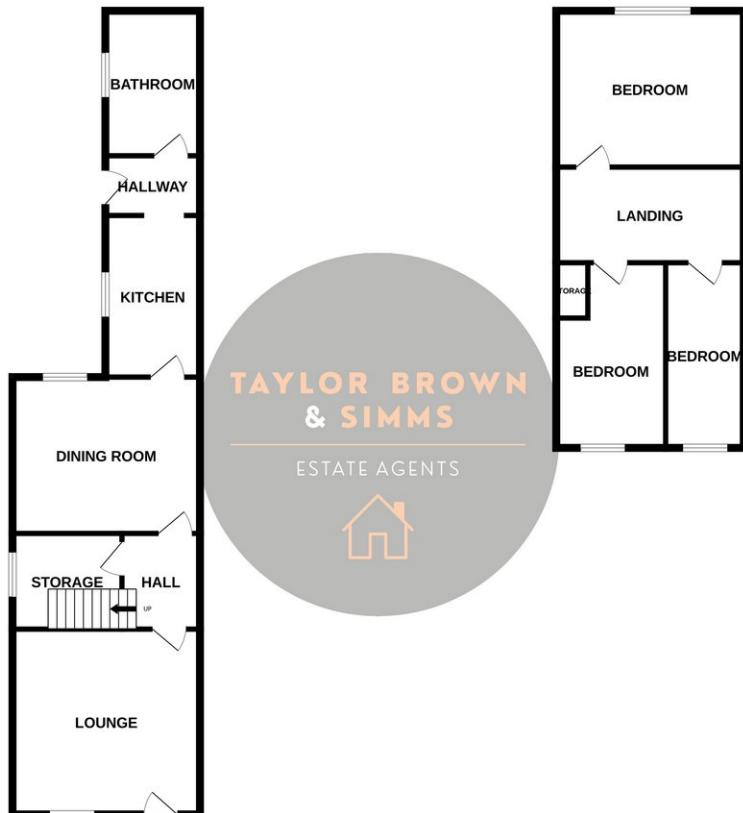
3.74 m x 3.01 m (12'3" x 9'11")
UPVC window to front aspect, radiator, storage cupboard.

Bedroom Three

3.74 m x 1.85 m (12'3" x 6'1")
UPVC window to front aspect, radiator.

Outside

To the rear of the property is a paved patio area, brick built garden shed, lawned garden and being enclosed.



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. The floorplan is for illustrative purposes only and should not 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 Measured.com

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.