

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

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Bull Bridge Hill , Ambergate, Belper, Derbyshire , DE56 2EW **£260,000**



FEATURES:

- TWO BEDROOMS
- SEMI DETACHED
- GOOD SIZED KITCHEN DINER
- CONSERVATORY
- OUTBUILDING WITH GOOD SIZED GARDEN
- POTENTIAL TO EXTEND SUBJECT TO PLANNING PERMISSION
- NO UPWARD CHAIN
- SOUGHT AFTER LOCATION IN AMBERGATE
- WELL KEPT THROUGHOUT
- VIEWING ESSENTIAL

COUNCIL TAX BAND: D EPC RATING: D

Entrance Hallway

Stairs to the first floor, radiator, door to lounge.

Lounge

4.62 m x 3.82 m (15'2" x 12'6")

UPVC bay window to front aspect, feature fireplace with log burner, radiator, door to kitchen diner.

Kitchen Diner

4.77 m x 3.01 m (15'8" x 9'11")

UPVC window and UPVC door leading to conservatory, fitted kitchen with base and wall units, sink unit, part tiled walls, integrated oven, hob and extractor above, plumbing for washing machine, tiled flooring, radiator, under stairs storage cupboard.

Conservatory

3.91 m x 3.88 m (12'10" x 12'9")

UPVC windows to rear, UPVC french doors to rear, laminate flooring, radiator.

First floor landing

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

Bedroom

3.87 m x 3.05 m (12'8" x 10'0")

UPVC window to front, radiator, laminate flooring.

Bedroom Two

2.78 m x 4.13 m (9'1" x 13'7")

UPVC window to rear, radiator.

Bathroom

3.22 m x 1.99 m (10'7" x 6'6")

UPVC window to rear aspect, four piece suite comprising of panelled bath, shower cubicle, WC and pedestal hand wash, part tiled walls, radiator.

Outside

To the front of the property is ample off street parking.

To the rear of the property is a large garden with lawned garden, patio area, large outbuilding and being enclosed.

Outbuilding

6.22 m x 3.10 m (20'5" x 10'2")

UPVC Window and door to side aspect, Bi fold doors to the front, light and power connected.



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 for any prospective purchase. 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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