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TAYLOR BROWN & SIMMS
ESTATE AGENTS

Breach Road, Heanor, Derbyshire , DE75 7NJ

Guide Price £70,000











FEATURES:

- AUCTION
- THREE BEDROOMS
- SPACIOUS END TERRACE
- IN NEED OF SOME WORK
- OPEN PLAN KITCHEN DINER
- NO UPWARD CHAIN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GREAT LOCATION
- CLOSE TO LOCAL AMENIRIES AND TRANSPORT LINKS

COUNCIL TAX BAND: B, EPC RATING: E

Entrance Hallway
Stairs rising to the first floor, radiator, doors to lounge, and kitchen diner.

Lounge
4.58 m x 4.31 m (15'0" x 14'2")
UPVC bay window to front, radiator.

Kitchen Diner
6.74 m x 5.54 m (22'1" x 18'2")
Two UPVC windows to rear aspect, fitted kitchen with base and wall units, sink unit, part tiled walls, plumbing for washing machine, integrated oven, hob and extractor above, space for fridge. UPVC door to rear garden.

First floor landing
doors to bedrooms and bathroom.

Bedroom
3.42 m x 3.95 m (11'3" x 13'0")
UPVC window to rear aspect, radiator.

Bedroom
4.01 m x 4.38 m (13'2" x 14'4")
UPVC window to front aspect, radiator.

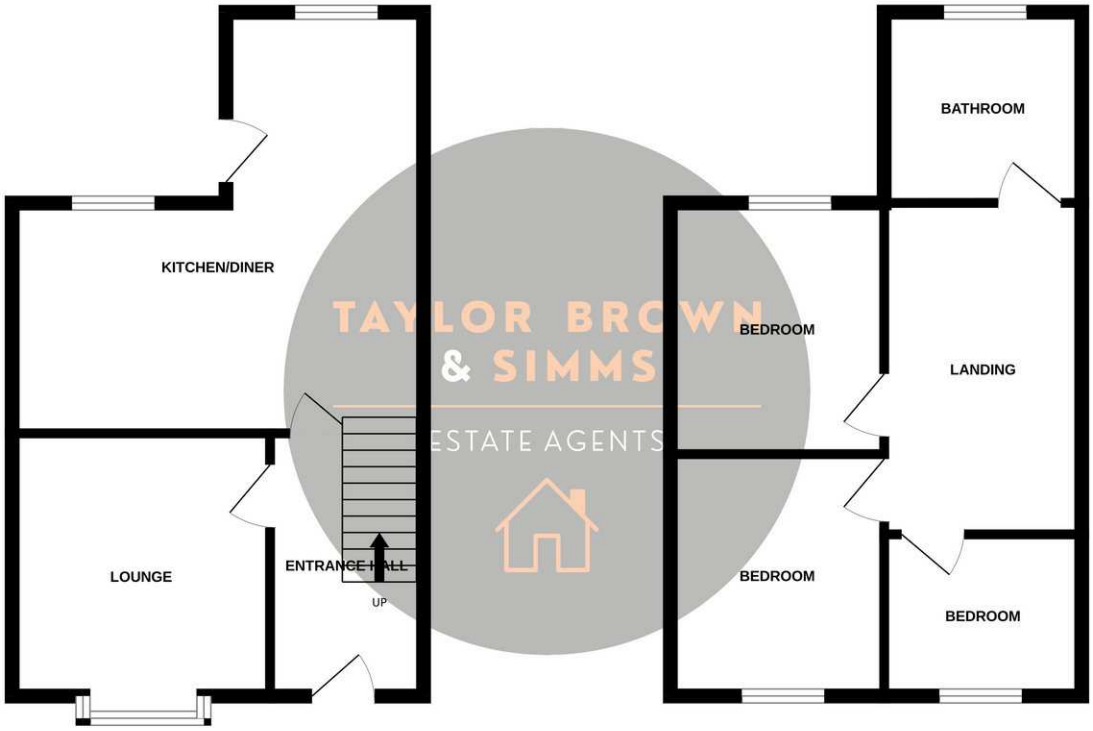
Bedroom
2.07 m x 1.94 m (6'9" x 6'4")
UPVC window to front aspect, radiator.

Bathroom
UPVC window to rear aspect, three piece suite comprising of panelled bath with shower above and shower screen, WC and pedestal hand wash part tiled walls, radiator.

Outside
To the front is a low level wall and paved access to the front door.
To the side is a area which could potentially be used as off street parking space subject to relevant planning / building regulations.
To the rear is a paved area, wooden garden shed, and being enclosed via panelled fencing and hedges.

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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