

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

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Laceyfields Road, Heanor, Derbyshire , DE75 7HJ
£185,000



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- NO UPWARD CHAIN
- TWO RECEPTION ROOMS
- MODERN FITTED BATHROOM
- BEAUTIFULLY FITTED SOLID WOOD KITCHEN
- CLOSE TO SCHOOLS AND TRANSPORT LINKS
- EXCELLENT DECORATIVE ORDER
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: D

Lounge

3.73 m x 3.75 m (12'3" x 12'4")

UPVC window and composite door to front aspect, radiator, feature wood panelling to walls, door to inner hallway.

Inner Hallway

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

Dining Room

3.77 m x 3.68 m (12'4" x 12'1")

UPVC windows to side and rear aspect, feature log burner, radiator, door to kitchen.

Kitchen

3.86 m x 1.82 m (12'8" x 6'0")

UPVC window and door to side aspect, fitted solid wood kitchen with base and wall units, wood work top, part tiled walls, integrated oven, hob and extractor above, plumbing for washing machine, breakfast bar, radiator, laminate flooring, door to bathroom.

Bathroom

UPVC window to side aspect, three piece suite comprising of panelled bath with shower above with shower screen, WC and hand wash basin set in a vanity unit, part tiled walls, towel rail, laminate flooring.

First floor landing

Doors to bedrooms, loft access point.

Bedroom One

3.88 m x 3.68 m (12'9" x 12'1")

UPVC window to rear aspect, fitted wardrobe, radiator, feature fireplace.

Bedroom

3.80 m x 3.05 m (12'6" x 10'0")

UPVC window to front aspect, radiator, feature fireplace.

Bedroom

3.62 m x 1.85 m (11'11" x 6'1")

UPVC window to front aspect, radiator.

Outside

To the rear of the property is paved patio area, with steps rising to a lawned garden, the rear garden is 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. This plan is for guidance 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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