

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

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Carrock Avenue, Heanor, Derbyshire , DE75 7PF
£195,000



FEATURES:

- SEMI DETACHED
- TWO GOOD SIZED BEDROOMS
- CONSERVATORY
- CORNER PLOT
- NO UPWARD CHAIN
- AMPLE OFF STREET PARKING
- MODERN FITTED KITCHEN BREAKFAST ROOM
- LARGER THAN AVERAGE GARDEN
- VIEWING ESSENTIAL
- IDEAL FOR THE FIRST TIME BUYER

COUNCIL TAX BAND: B EPC RATING: C

Entrance Porch

UPVC door to front, laminate flooring, door to lounge.

Lounge

4.95 m x 3.81 m (16'3" x 12'6")

UPVC window to front aspect, two radiators, feature fireplace, stairs rising to the first floor, tv point, door to kitchen.

Kitchen Diner

3.92 m x 2.65 m (12'10" x 8'8")

UPVC window and French doors leading to the conservatory, fitted kitchen with base and wall units with work top, part tiled walls, sink unit, integrated oven, hob and extractor above, integrated appliances including dishwasher, washing machine, fridge and freezer, laminate flooring, radiator, breakfast bar area, under stairs storage cupboard.

Conservatory

UPVC built with UPVC french doors to the rear garden, laminate flooring, radiator.

First floor landing

Doors to bedrooms and bathroom, loft access point.

Bedroom One

3.99 m x 2.96 m (13'1" x 9'9")

UPVC window to rear aspect, radiator, laminate flooring.

Bedroom Two

2.75 m x 3.81 m (9'0" x 12'6")

Two UPVC windows to front aspect, radiator, over stairs storage cupboard.

Bathroom

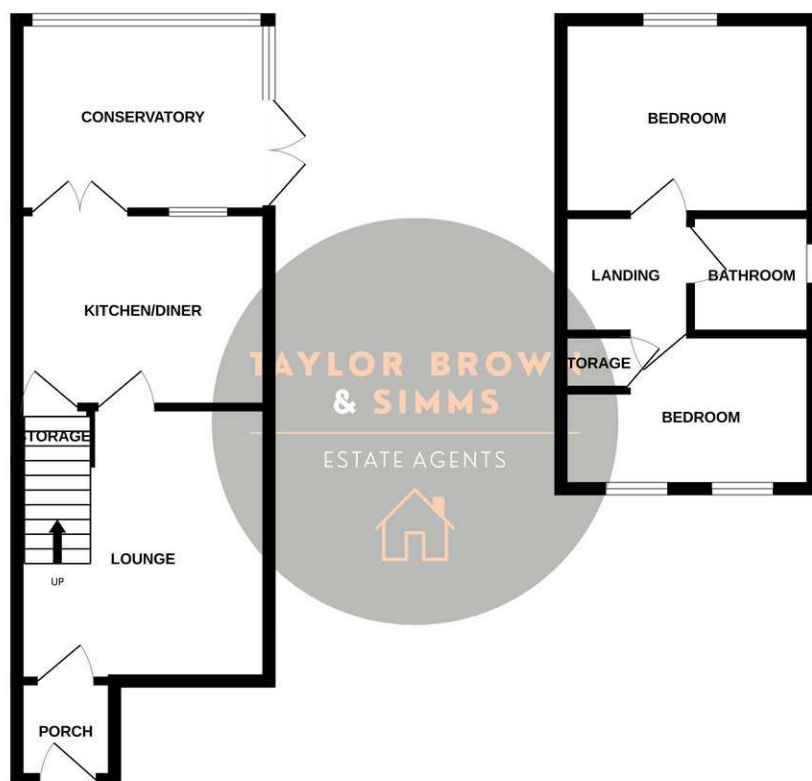
UPVC window to side aspect, three piece suite comprising of panelled bath with shower above and shower screen, WC and pedestal hand wash basin, vinyl flooring, radiator, part tiled walls.

Outside

To the front of the property is a gravelled area with pathway leading to the front door.

To the side of the property is a driveway providing ample off street parking, with double gated access for further parking if needed.

To the rear of the property is a good sized garden, with wooden garden shed, lawned garden, patio area, mature shrubs and trees, and being enclosed via panelled fencing and hedging.



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.
Made with Metropix ©2025

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.