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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Burnthouse Road, Heanor, Derbyshire , DE75 7GT Offers Over £135,000



### **FEATURES:**

- TWO BEDROOMS
- SEMI DETACHED
- NO UPWARD CHAIN
- TWO RECEPTION ROOMS
- NEW CARPETS
- FRESHLY DECORATED
- NEW BATHROOM SUITE
- ENCLOSED REAR GARDEN
- IDEAL FOR FIRST TIME BUYER
- VIEWING ESSENTIAL



**COUNCIL TAX BAND: A EPC RATING: E**

#### Lounge

3.50 m x 3.44 m (11'6" x 11'3")

UPVC window and door to front, radiator, new carpet, door to under stairs storage cupboard and door to dining room.

#### Dining Room

3.87 m x 3.42 m (12'8" x 11'3")

Laminate flooring, opening into the kitchen, door to first floor, radiator.

#### Kitchen

3.24 m x 3.17 m (10'8" x 10'5")

UPVC window and door to rear aspect, UPVC window to side aspect, fitted kitchen with base and wall units, sink unit, part tiled walls, integrated oven, hob and extractor above, tiled flooring.

#### First floor landing

Doors to bedrooms and bathroom.

#### Bedroom One

4.09 m x 3.39 m (13'5" x 11'1")

UPVC window to front aspect, radiator, new carpet.

#### Bedroom Two

UPVC window to rear aspect, new carpet, radiator, over stairs storage cupboard.

#### Bathroom

UPVC window to rear aspect, a NEW modern fitted three piece bathroom suite comprising of panelled bath with shower above, WC and pedestal hand wash basin, part tiled walls, radiator, vinyl flooring.

#### Outside

To the rear of the property is a paved area with steps leading down to a lawned area, being enclosed via panelled fencing. There is also a gated access leading to the side of the property.



While 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 illustration 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 is to their operability or efficiency can be given.  
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