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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Buxton Avenue, Heanor, Derbyshire , DE75 7BX
£195,000



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- NO UPWARD CHAIN
- GARAGE AND DRIVEWAY
- GOOD SIZED REAR GARDEN
- LARGE KITCHEN DINER
- CLOSE TO SHIPLEY COUNTRY PARK
- GOOD SIZED LOUNGE
- CLOSE TO TRANSPORT LINKS
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: TBC

Lounge

6.28 m x 3.61 m (20'7" x 11'10")

UPVC window to front, UPVC french doors to rear aspect, fireplace, radiator.

Kitchen Diner

4.46 m x 3.06 m (14'8" x 10'0")

UPVC patio doors to rear, UPVC window to side, fitted base and wall units, work top, sink unit, cooker, radiator, space for fridge, part tiled walls.

First floor landing

UPVC window to front, storage cupboard, loft access, doors to bedrooms and bathroom.

Bedroom One

3.03 m x 4.07 m (9'11" x 13'4")

UPVC window to front, radiator.

Bedroom Two

3.54 m x 3.61 m (11'7" x 11'10")

UPVC window to rear aspect,

radiator.

Bedroom Three

3.04 m x 2.47 m (10'0" x 8'1")

UPVC window to rear aspect, radiator, storage cupboard.

Bathroom

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

Outside

To the front of the property is a gated driveway, providing ample off street parking and leading to a detached garage, there is also a gravelled area with mature shrubs. To the rear of the property is gravelled beds, lawned area, wooden garden shed, shrubs and being enclosed via panelled fencing.



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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