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**TAYLOR BROWN  
& SIMMS**  
ESTATE AGENTS

**Loscoe Road, Heanor, Derbyshire , DE75 7FF  
Offers Over £140,000**



## **FEATURES:**

- THREE BEDROOMS
- MID TERRACE
- RENOVATED BY CURRENT OWNERS
- TWO RECEPTION ROOMS
- CLOSE TO TOWN CENTRE
- CLOSE TO TRANSPORT LINKS
- NEW FITTED BATHROOM
- NEW FITTED KITCHEN
- FURTHER SHOWER ROOM TO FIRST FLOOR
- NO UPWARD CHAIN



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

**Entrance Hallway**  
Stairs rising to the first floor, radiator, new carpet, doors to lounge and dining room.

**Lounge**  
**3.94 m x 3.82 m (12'11" x 12'6")**  
UPVC bay window to front aspect, radiator, new carpet.

**Dining Room**  
**3.82 m x 4.01 m (12'6" x 13'2")**  
UPVC window to rear aspect, radiator, new carpet, door to kitchen.

**Kitchen**  
**3.74 m x 2.44 m (12'3" x 8'0")**  
UPVC window and door to rear aspect, velux window, a refitted kitchen comprising of base and wall units with work top, sink unit, part tiled walls, new fitted oven, hob and extractor above, new integrated fitted fridge freezer and washing machine, under stairs storage cupboard, door to bathroom.

**Bathroom**  
UPVC window to rear aspect, a modern fitted kitchen with panelled bath with shower above

and shower screen, WC and hand wash basin set in a vanity unit, part tiled walls, radiator.

**First floor landing**  
Doors to bedrooms and shower room, UPVC window to rear aspect.

**Bedroom One**  
**3.93 m x 3.19 m (12'11" x 10'6")**  
UPVC window to rear aspect, radiator, new carpet.

**Bedroom Two**  
**3.37 m x 3.74 m (11'1" x 12'3")**  
UPVC window to front aspect, radiator, new carpet.

**Bedroom Three**  
**3.41 m x 2.40 m (11'2" x 7'10")**  
UPVC window to front aspect, radiator, new carpet.

**Shower Room**  
Three Piece suite comprising of shower cubicle, WC, and hand wash basin, radiator, part tiled walls.

**Outside**  
To the rear is a good sized garden, with mature trees and bushes, patio area and lawned garden.



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. The floorplan is for illustrative purposes only and should not 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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