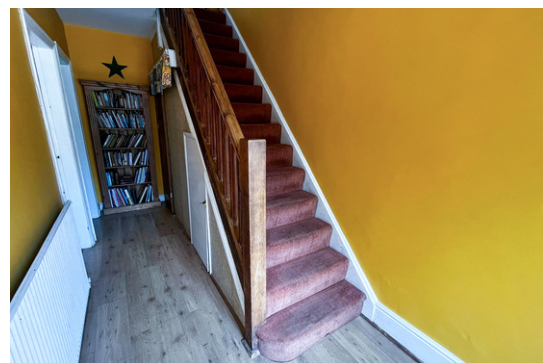


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Hassock Lane North, Shipley, Heanor, Derbyshire , DE75 7JB **£250,000**



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- AMPLE OFF STREET PARKING
- STUNNING VIEWS TO THE REAR
- SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC / UTILITY ROOM
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- GREAT POTENTIAL
- VIEWING ESSENTIAL

COUNCIL TAX BAND: B EPC RATING: TBC

Entrance Hallway

Stairs rising to the first floor, laminate flooring, radiator, doors to lounge and open plan snug / dining area, under stairs storage cupboard.

Lounge

4.21 m x 3.72 m (13'10" x 12'2")
UPVC bay window to front aspect, radiator, new carpet, fireplace.

Open plan snug / dining area

5.51 m x 5.32 m (18'1" x 17'5")
UPVC patio doors to rear garden, laminate flooring, door to utility room/ WC, Window to side aspect, radiator, opening to kitchen.

Utility Room / WC

Two piece suite comprising of hand wash basin, WC, wall mounted boiler, radiator.

Kitchen

4.94 m x 3.03 m (16'2" x 9'11")
UPVC Window to rear and side aspect, base and wall units, work tops, sink unit, part tiled walls, oven, space for fridge, laminate flooring, door to rear garden.

First floor landing

Doors to bedrooms and bathroom, window to side aspect.

Bedroom One

3.60 m x 3.72 m (11'10" x 12'2")
UPVC window to rear aspect, radiator. storage cupboard.

Bedroom Two

3.67 m x 3.71 m (12'0" x 12'2")
UPVC window to front aspect, radiator, laminate flooring.

Bedroom Three

3.44 m x 1.85 m (11'3" x 6'1")
UPVC window to front, radiator, new carpet.

Bathroom

UPVC window to rear aspect, three piece suite comprising of panelled bath, WC and hand wash basin with vanity below, wood panelling to walls, vinyl flooring, radiator.

Loft room

Loft room, with window to side.

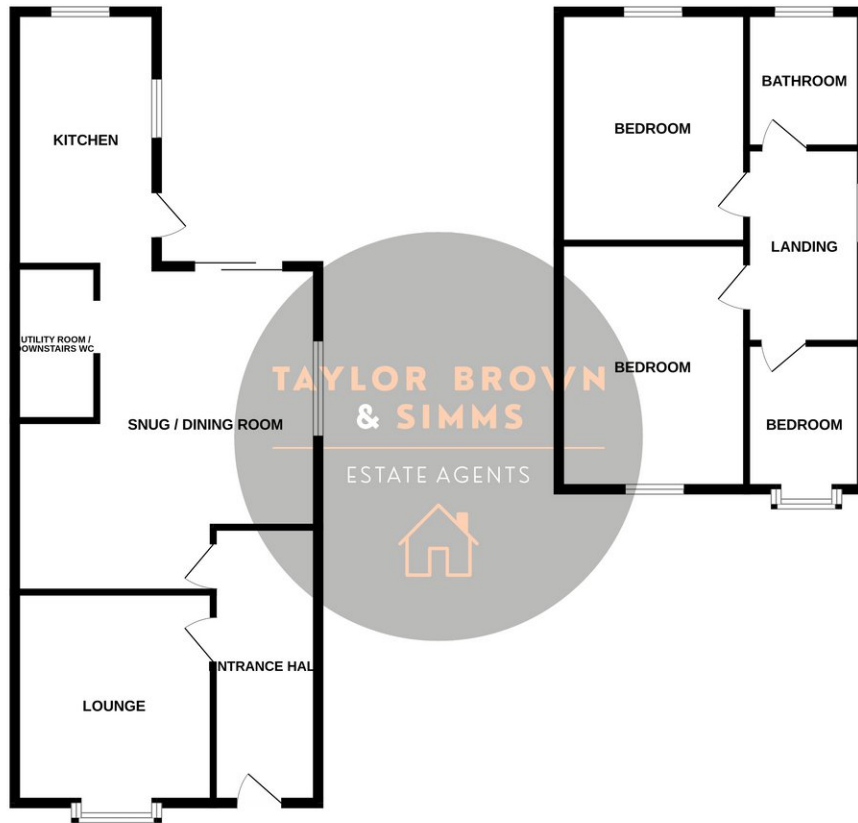
Outside

To the front of the property is ample off street parking with double gates to the side.

To the rear of the property is a landscaped garden, lawned area, mature shrubs and borders, views to the rear, along with a outbuilding / shed.

GROUND FLOOR

1ST FLOOR



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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