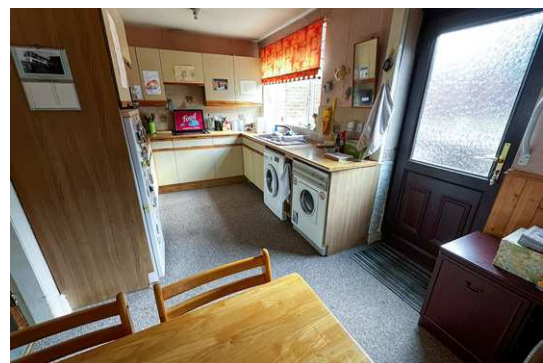


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Sheldon Road, Loscoe, Heanor, Derbyshire , DE75 7LL Offers Over £190,000



### **FEATURES:**

- SEMI DETACHED
- FOUR BEDROOMS
- OFF STREET PARKING AND GARAGE
- WELL MAINTAINED GARDENS
- NO UPWARD CHAIN
- EXTENDED PROPERTY
- IDEAL FAMILY HOME
- SPACIOUS ROOMS
- SOUGHT AFTER LOCATION
- VIEWING ESSENTIAL

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

**Entrance Hallway**  
Stairs rising to the first floor, door to lounge.

**Lounge**  
4.36 m x 4.87 m (14'4" x 16'0")  
UPVC bay window to front aspect, radiator, tv point, fireplace.

**Kitchen Diner**  
5.50 m x 2.67 m (18'1" x 8'9")  
UPVC window and door to rear aspect, UPVC window to side aspect, fitted kitchen comprising of base and wall units with roll top work surface, sink unit, part tiled walls, plumbing for washing machine, space for drier, integrated oven, hob and extractor above, wall mounted boiler, radiator, under stairs storage cupboard.

**First floor landing**  
Doors to bedrooms and bathroom.

**Bedroom One**  
4.47 m x 2.91 m (14'8" x 9'7")  
Two UPVC windows to front aspect, radiator.

**Bedroom Two**  
3.45 m x 2.89 m (11'4" x 9'6")

UPVC window to rear aspect, radiator.

**Bedroom Three**  
2.50 m x 2.57 m (8'2" x 8'5")  
UPVC window to rear aspect, radiator.

**Bedroom Four**  
2.99 m x 2.08 m (9'10" x 6'10")  
double glazed window to front aspect, radiator.

**Bathroom**  
Double glazed window to rear aspect, three piece suite comprising of panelled bath with shower above, WC, pedestal hand wash basin, storage cupboard, radiator, part tiled walls.

**Outside**  
To the front of the property is a gravelled garden with mature shrubs and border, low level wall to the front with driveway leading to a car port area and single garage. To the rear of the property is a well maintained garden with lawned garden, patio area, green house, garden beds, and being enclosed.

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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