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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Fletcher Street, Heanor, Derbyshire , DE75 7PE £160,000



FEATURES:

- THREE BEDROOMS
- MODERN KITCHEN DINER
- ENCLOSED REAR GARDEN
- SUMMER HOUSE
- CLOSE TO TOWN CENTRE AND LOCAL AMENITIES
- IDEAL FOR FIRST TIME BUYER
- DOWNSTAIRS BATHROOM
- VIEWING ESSENTIAL
- MODERN THROUGHOUT
-

COUNCIL TAX BAND: A EPC RATING: TBC

Lounge

3.99 m x 3.45 m (13'1" x 11'4")

UPVC Window and door to front aspect, fireplace, radiator, door to inner hallway.

Inner Hallway

Stairs rising to the first floor, under stairs storage cupboard, opening to kitchen.

Kitchen Diner

3.36 m x 4.02 m (11'0" x 13'2")

UPVC window to rear aspect, fitted kitchen comprising of base and wall units, sink unit, part tiled walls, integrated oven, hob and extractor above, integrated fridge freezer, radiator, tiled flooring, door to rear hall.

Rear hall

UPVC door to rear, door to bathroom, tiled flooring.

Bathroom

UPVC window to rear aspect, three piece suite comprising of shower cubicle, hand wash, WC, part tiled walls, radiator, tiled flooring.

First floor landing

Doors to bedrooms, loft access point,

Bedroom One

3.99 m x 3.45 m (13'1" x 11'4")

UPVC window to front aspect, radiator, fireplace.

Bedroom Three

4.11 m x 1.93 m (13'6" x 6'4")

UPVC window to rear, radiator, storage cupboard housing the boiler.

Bedroom Two

4.10 m x 2.50 m (13'5" x 8'2")

UPVC window to rear aspect, radiator.

Loft room.

the loft is boarded out for extra space for storage and it also has a dormer window.

Outside

To the rear of the property is a enclosed garden with artificial grass, summer house, patio area.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description 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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