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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Loscoe Grange, Loscoe, Heanor , DE75 7JY £120,000



FEATURES:

- MID TERRACE
- TWO DOUBLE BEDROOMS
- UPSTAIRS BATHROOM
- KITCHEN DINER
- LARGER THAN AVERAGE REAR GARDEN
- UPVC DOUBLE GLAZING
- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYER
- ATTENTION INVESTORS
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: E

Lounge

3.59 m x 3.33 m (11'9" x 10'11")
UPVC double glazed door and window to front aspect, modern efficient convector heater, laminate flooring, storage housing the meters, door to kitchen diner

Kitchen Diner

3.76 m x 3.58 m (12'4" x 11'9")
UPVC double glazed door and window to rear aspect, modern efficient convector heater, base and wall units with roll top work surface, sink unit with drainer, integrated oven, hob and extractor, integrated fridge freezer, tiled flooring, under stairs storage cupboard, door to first floor.

First floor landing

Doors to bedrooms and bathroom, loft access point.

Bedroom One

3.69 m x 3.35 m (12'1" x 11'0")
UPVC double glazed window to front aspect, modern efficient convector heater.

Bedroom Two

3.43 m x 3.25 m (11'3" x 10'8")
UPVC double glazed window to rear aspect, modern efficient convector heater, over stairs storage cupboard, storage cupboard housing the boiler.

Bathroom

UPVC double glazed window to

rear aspect, a modern three piece suite comprising of: panelled bath with shower above, WC, pedestal hand wash basin, part tiled walls, tiled flooring, electric towel rail.

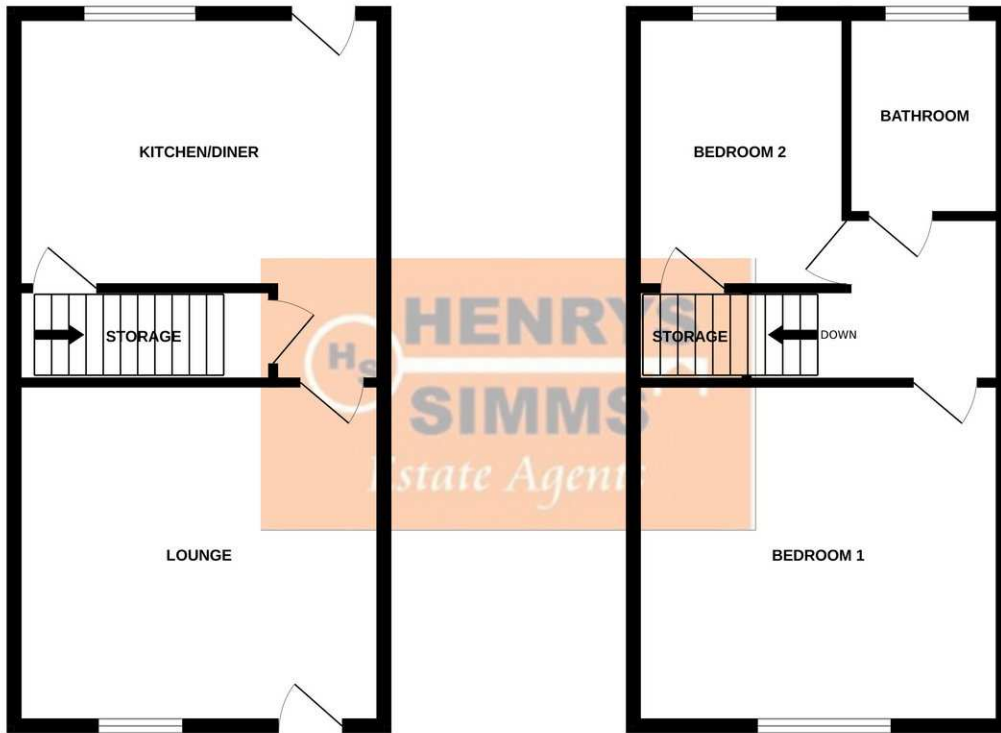
Outside

To the rear of the property is a paved patio area, lawned garden, being enclosed via panelled fencing, and having a wooden garden shed.

Disclaimer

NOTICE TO PROSPECTIVE PURCHASERS

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