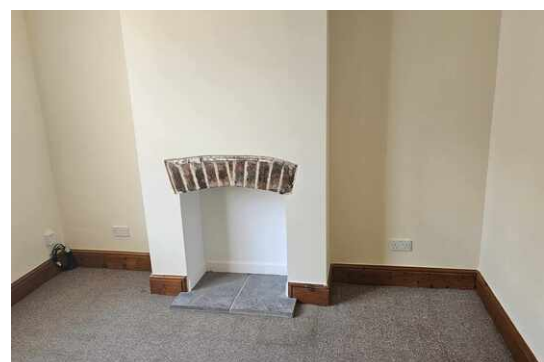


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

**Loscoe Road, Heanor, Derbyshire , DE75 7FG
£122,500**



FEATURES:

- TWO BEDROOMS
- TERRACE PROPERTY
- TWO RECEPTIONS
- NO UPWARD CHAIN
- UPVC DOUBLE GLAZING
- GREAT LOCATION
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- UPSTAIRS BATHROOM
- MODERN FITTED KITCHEN
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: D

Entrance Hallway

Stairs rising to the first floor,
radiator, door to dining room.

Dining Room

3.47 m x 3.69 m (11'5" x 12'1")
UPVC window to rear, radiator,
feature fireplace with exposed
brick work, oak beam and opening
to lounge.

Lounge

3.84 m x 3.76 m (12'7" x 12'4")
UPVC window to front, radiator.

Kitchen

3.82 m x 2.06 m (12'6" x 6'9")
Two UPVC windows and door
leading to rear, base and wall units
with work surface, sink unit,
integrated oven, hob and extractor
above, cupboard housing the boiler,
space for integrated washing
machine, under stairs cupboard,

tiled flooring.

First floor landing

Doors to bedrooms and bathroom.

Bedroom One

3.51 m x 3.68 m (11'6" x 12'1")
UPVC window to front, radiator.

Bedroom Two

3.83 m x 2.75 m (12'7" x 9'0")
UPVC window to rear, radiator.

Bathroom

UPVC window to front, three piece
suite comprising of panelled bath,
WC, pedestal hand wash basin, part
tiled walls, radiator.

Outside

To the rear of the property is a
paved low maintenance garden
and being enclosed with panelled
fencing.



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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NOTICE TO PROSPECTIVE PURCHASERS

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