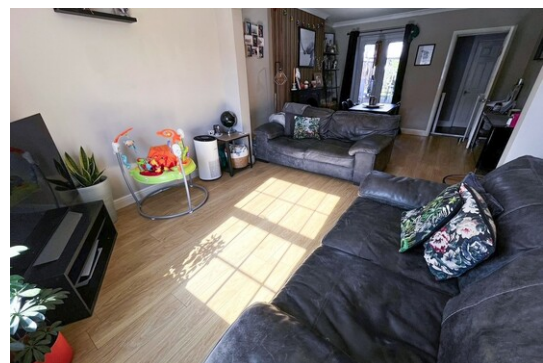
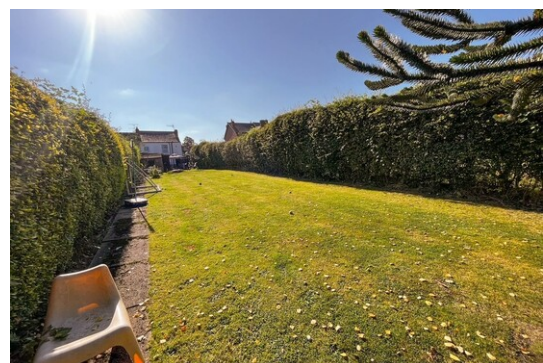


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Marshall Street, Heanor, Derbyshire , DE75 7AT Offers Over £180,000



### **FEATURES:**

- THREE BEDROOMS
- SEMI DETACHED
- THROUGH LOUNGE DINER
- GREAT SIZED GARDEN AND PLOT
- GREAT LOCATION
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR THE GROWING FAMILY
- GAS CENTRAL HEATING
- SPACIOUS PROPERTY
- VIEWING ESSENTIAL

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

Entrance porch  
Door to entrance hallway

Entrance Hallway  
Stairs rising to the first floor, door to lounge diner, laminate flooring, radiator.

Lounge Diner  
6.85 m x 3.62 m (22'6" x 11'11")  
UPVC window to front, UPVC French door to rear, laminate flooring, radiator, fireplace, door to rear hallway.

Rear Hall  
Door to garden, storage cupboard, door to kitchen.

Kitchen  
3.03 m x 2.51 m (9'11" x 8'3")  
UPVC window to rear, base and wall units with roll top work surface, sink unit, space for fridge, wall mounted boiler, plumbing for washing machine, gas cooker.

Bathroom  
UPVC window to rear, three piece modern suite comprising of WC,

pedestal hand wash basin, panelled bath with shower above. tiled walls, radiator.

First Floor Landing  
spacious landing, doors to bedrooms, UPVC window to rear, loft access.

Bedroom One  
3.69 m x 3.87 m (12'1" x 12'8")  
UPVC window to rear, radiator.

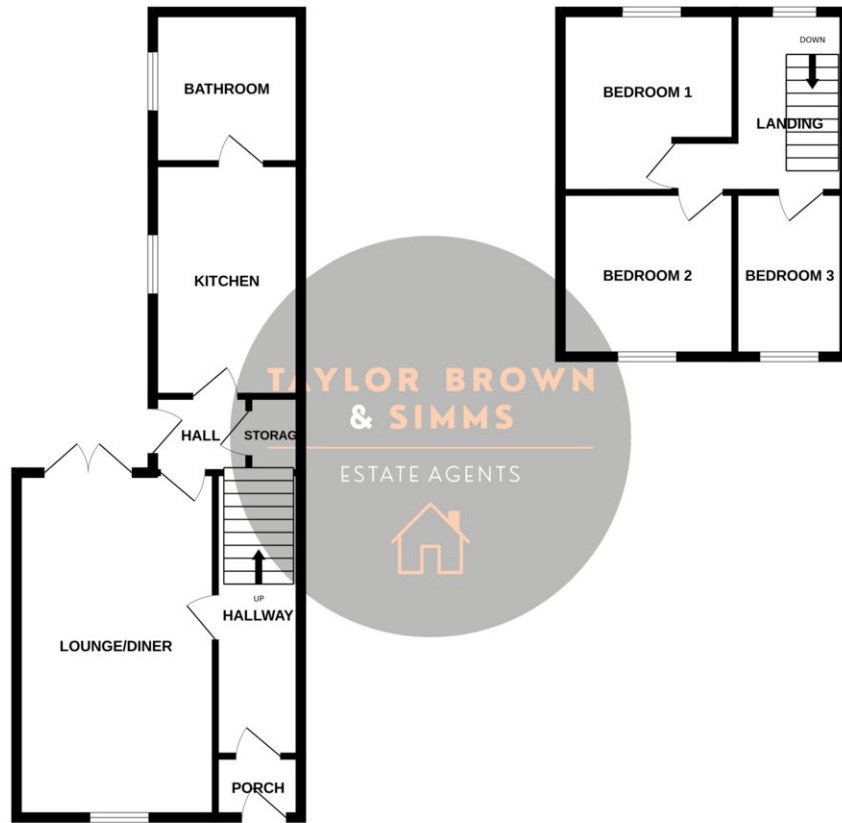
Bedroom Two  
3.55 m x 3.04 m (11'8" x 10'0")  
UPVC window to front, radiator.

Bedroom Three  
3.01 m x 2.23 m (9'11" x 7'4")  
UPVC window to front, radiator.

Outside  
To the front is a hard standing. To the rear is a great sized garden which is much bigger than the average property, lawned gardens, mature trees, bushes, decking area, wooden outbuildings. This garden is private and enclosed. Gated access to the side.

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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