

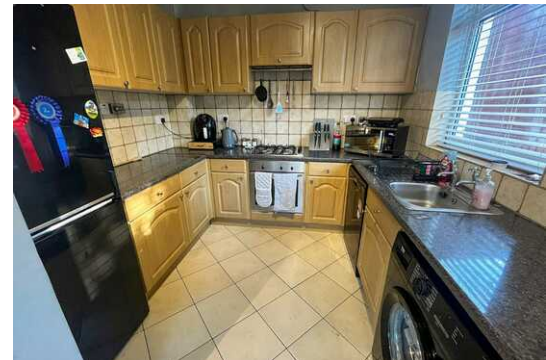
Heanor

2 Marshall Street
Heanor
Derbyshire
DE75 7AT

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Park View, Heanor, Derbyshire, DE75 7QW **£160,000**



THREE BEDROOM CORNER PLOT semi detached family home offered with NO UPWARD CHAIN, briefly comprising of entrance hall, lounge, kitchen diner, to the first floor three good sized bedrooms and family bathroom. Benefits include OFF STREET PARKING, good sized gardens and cul de sac location.

**TAYLOR BROWN
& SIMMS**
ESTATE AGENTS

01773715790
info@taylorbrownandsimms.co.uk
www.taylorbrownandsimms.co.uk

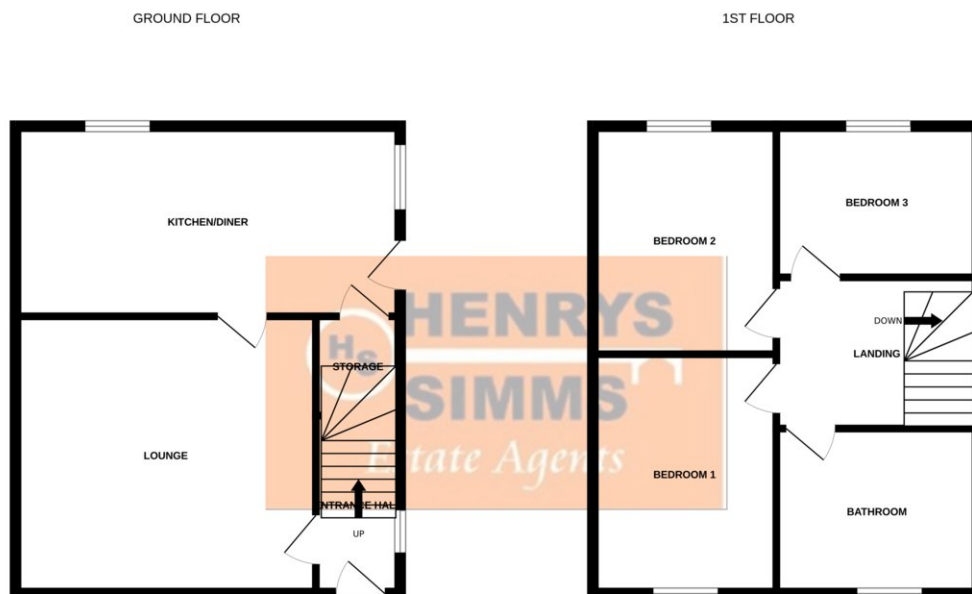
Features

EPC

- SEMI DETACHED
- THREE BEDROOMS
- KITCHEN DINER
- NO UPWARD CHAIN
- CORNER PLOT
- OFF STREET PARKING
- GOOD SIZED GARDENS
- CUL DE SAC LOCATION
- FAMILY BATHROOM
- VIEWING ESSENTIAL

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Floorplan



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 operation or efficiency can be given.
Made with Metropix ©2023

Entrance Hallway

Stairs rising to the first floor, UPVC double glazed window to side aspect, radiator, door to lounge.

Lounge

4.08 m x 3.75 m (13'5" x 12'4")
UPVC double glazed window to front aspect, radiator, tv point, door to kitchen.

Kitchen Diner

5.29 m x 2.78 m (17'4" x 9'1")
UPVC double glazed window to rear aspect and UPVC double glazed window and door to side aspect, a range of fitted base and wall units with roll top work surface, sink unit with drainer, part tiled walls, plumbing for washing machine, space for tall fridge freezer, integrated oven, hob and extractor above, tiled flooring, understairs storage cupboard.

First Floor Landing

Doors to bedrooms and bathroom, UPVC double glazed window to side aspect, loft access point.

Bedroom One

2.80 m x 3.00 m (9'2" x 9'10")
UPVC double glazed window to front aspect, radiator.

Bedroom Two

2.63 m x 3.86 m (8'8" x 12'8")
UPVC double glazed window to rear aspect, radiator, wall mounted boiler.

Bedroom Three

2.83 m x 2.62 m (9'3" x 8'7")
UPVC double glazed window to rear aspect, radiator.

Bathroom

UPVC Double glazed window to front aspect, a modern three piece suite comprising of low level WC, pedestal hand wash basin, panelled bath with shower above, part tiled walls, laminate flooring, radiator.

Outside

The property is set on a corner plot with lawned gardens to the front and rear, off street parking to the side, and being enclosed via panelled fencing.

NOTICE TO PROSPECTIVE PURCHASERS

Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements should not be relied upon to form any part of a contract or any offer made. The information offered is for guidance only particularly in relation to any listed appliances being in full working order. Purchasers should make their own investigations to verify correctness of same particularly if they intend to purchase the property for a specific use or purpose. The information contained within the brochure should not be republished or copied in any way for any other form of advertising or use without Taylor Brown & Simms permission.