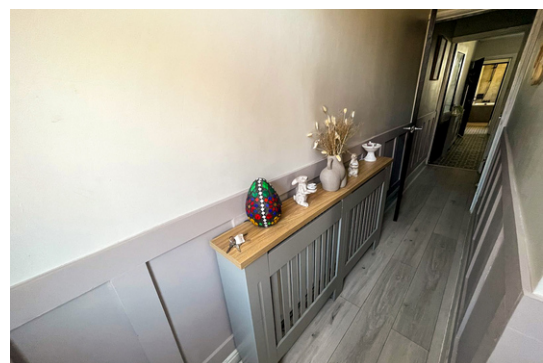


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Howitt Street, Heanor, Derbyshire , DE75 7AU
£160,000



FEATURES:

- THREE BEDROOMS
- LOFT ROOM
- REFITTED KITCHEN
- LANDSCAPED GARDEN
- ENTRANCE HALLWAY
- MODERN FITTED BATHROOM
- IDEAL FOR FIRST TIME BUYER
- VIEWING ESSENTIAL
- GREAT LOCATION CLOSE TO LOCAL AMENITIES
- GAS CENTRAL HEATED

COUNCIL TAX BAND: A EPC RATING: E

Entrance Hallway
Stairs rising to the first floor,
storage cupboard, radiator,
lamine flooring, door to kitchen
and lounge.

Lounge
3.46 m x 2.88 m (11'4" x 9'5")
UPVC window to front, feature fire,
lamine flooring, radiator.

Kitchen Diner
4.14 m x 3.75 m (13'7" x 12'4")
UPVC window to rear, a modern
refitted kitchen with base and wall
units and island, sink unit,
integrated oven, hob and extractor
above, integrated dishwasher and
washing machine, vinyl flooring,
part tiled walls, radiator.

Rear Hall
Door and window to rear aspect,
vinyl flooring, radiator, door to
bathroom.

Bathroom
Window to rear aspect, three piece
modern suite comprising of

panelled bath with shower above,
WC and pedestal hand wash basin,
vinyl flooring, radiator.

First floor landing
Doors to bedrooms and loft room.

Bedroom
4.04 m x 4.04 m (13'3" x 13'3")
Window to rear aspect, radiator,
wardrobes.

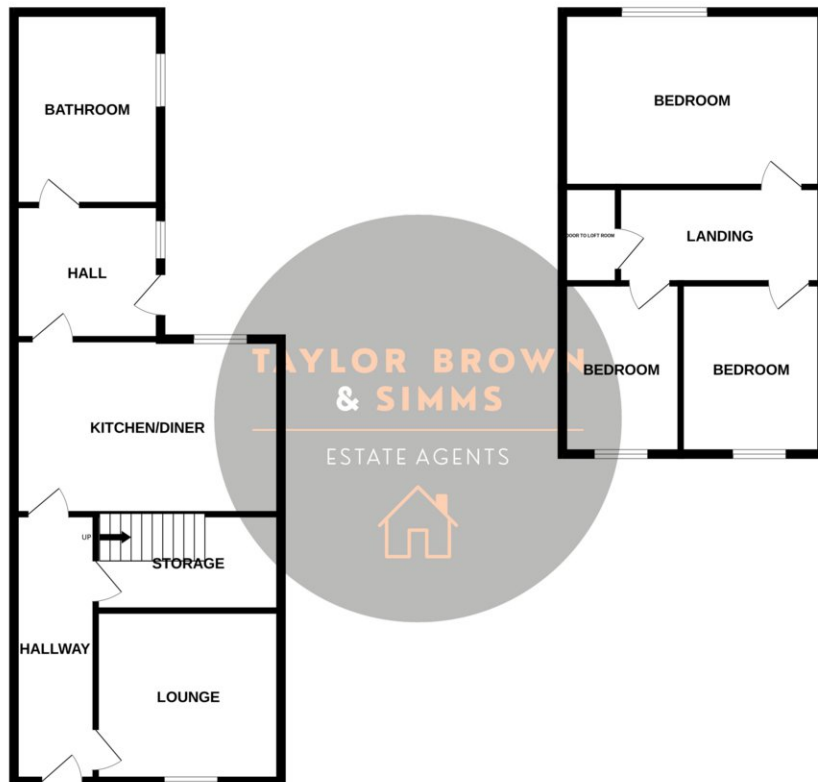
Bedroom
3.68 m x 2.68 m (12'1" x 8'10")
UPVC window to front, radiator,
cupboard.

Bedroom
3.61 m x 2.05 m (11'10" x 6'9")
UPVC window to front aspect,
radiator, cupboard.

Outside
To the rear of the property is a
landscaped garden, with patio area,
decking area, mature shrubs and
borders, lawned garden, enclosed
via panelled fencing and having a
brick built storage shed.

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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NOTICE TO PROSPECTIVE PURCHASERS

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