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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Holbrook Street, Heanor, Derbyshire , DE75 7BA
£190,000



FEATURES:

- THREE BEDROOMS
- SEMI DETACHED
- OFF STREET PARKING
- SOUGHT AFTER LOCATION
- VIEWS TO THE REAR
- TWO RECEPTION ROOMS
- GOOD SIZED ENCLOSED GARDEN
- NO UPWARD CHAIN
- FITTED UPSTAIRS BATHROOM
- VIEWING ESSENTIAL

COUNCIL TAX BAND: B EPC RATING: TBC

Entrance Hallway

Stairs rising to the first floor,
original tiled flooring, doors to
lounge and dining room, radiator.

Lounge

4.06 m x 3.54 m (13'4" x 11'7")
Double glazed window to front
aspect, radiator, feature fireplace.

Dining Room

3.98 m x 3.66 m (13'1" x 12'0")
Double glazed windows to rear and
side aspect, radiator, wood flooring,
under stairs storage cupboard, door
to kitchen.

Kitchen

3.54 m x 1.95 m (11'7" x 6'5")
Double glazed window to side
aspect and door to rear garden,
fitted kitchen comprising of base
and wall units with work top, sink
unit, tiled flooring, plumbing for
washing machine, cooker, radiator.

First floor landing

Spacious landing with doors to
bedrooms and bathroom, loft
access point.

Bedroom One

4.03 m x 3.43 m (13'3" x 11'3")
Double glazed window to front
aspect, radiator, fireplace.

Bedroom Two

3.81 m x 2.15 m (12'6" x 7'1")
Double glazed window to rear
aspect, radiator, fireplace.

Bedroom Three

2.84 m x 1.84 m (9'4" x 6'0")
Double glazed window to rear
aspect, radiator.

Bathroom

Double glazed window to side
aspect, three piece suite
comprising of corner panelled bath
with shower above, WC, pedestal
hand wash basin, part tiled walls,
vinyl flooring, radiator.

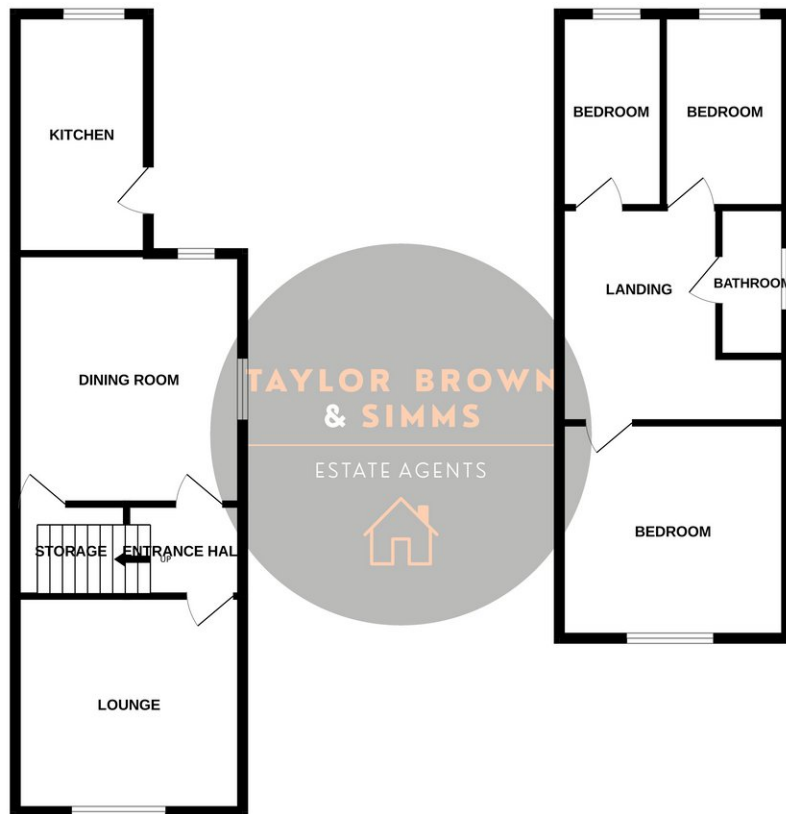
Outside

To the front of the property is a
gravelled driveway, gated access to
the side.

To the rear of the property is a
paved area, gravelled beds, mature
shrubs and borders and being
enclosed.

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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