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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Whysall Street, Heanor, Derbyshire , DE75 7PY
£255,000



FEATURES:

- SEMI DETACHED
- THREE BEDROOMS
- CLOSE TO TOWN CENTRE
- LARGE GARAGE AND OFF STREET PARKING
- GOOD SIZED GARDENS
- MODERN THROUGHOUT
- HIGHLY MAINTAINED THROUGHOUT
- NO UPWARD CHAIN
- MUST BE VIEWED
- UTILITY ROOM

COUNCIL TAX BAND: A EPC RATING: D

Lounge

Dual aspect with UPVC windows to front and rear aspect, with walk in bay, two radiators, tv point, door to rear hallway.

Rear Hall

UPVC door to rear garden, doors to utility room, kitchen and under stairs storage cupboard, stairs rising to the first floor.

Utility Room

UPVC windows to rear aspect, modern base and wall units with work top and sink unit, washing machine, space for drier, wall mounted boiler, radiator.

Kitchen Diner

4.03 m x 3.88 m (13'3" x 12'9")
UPVC window to front aspect, a modern fitted kitchen comprising of base and wall units with work top and up stand, sink unit, integrated appliances including dishwasher, oven, induction hob and extractor above, american style fridge freezer, laminate flooring, radiator.

First floor landing

Lovely landing with feature UPVC window overlooking the rear garden and views, loft access point, doors to bedrooms and bathroom.

Bedroom One

3.90 m x 3.78 m (12'10" x 12'5")
UPVC window to front aspect, radiator.

Bedroom Two

3.51 m x 3.38 m (11'6" x 11'1")
UPVC Walk in bay window overlooking the rear garden and views, radiator.

Bedroom Three

3.68 m x 3.01 m (12'1" x 9'11")
UPVC window to front aspect, radiator.

Bathroom

UPVC windows to rear aspect, a modern fitted three piece suite comprising of panelled bath with shower above and shower screen, WC and pedestal hand wash basin, part tiled walls, feature towel rail, radiator, vinyl flooring.

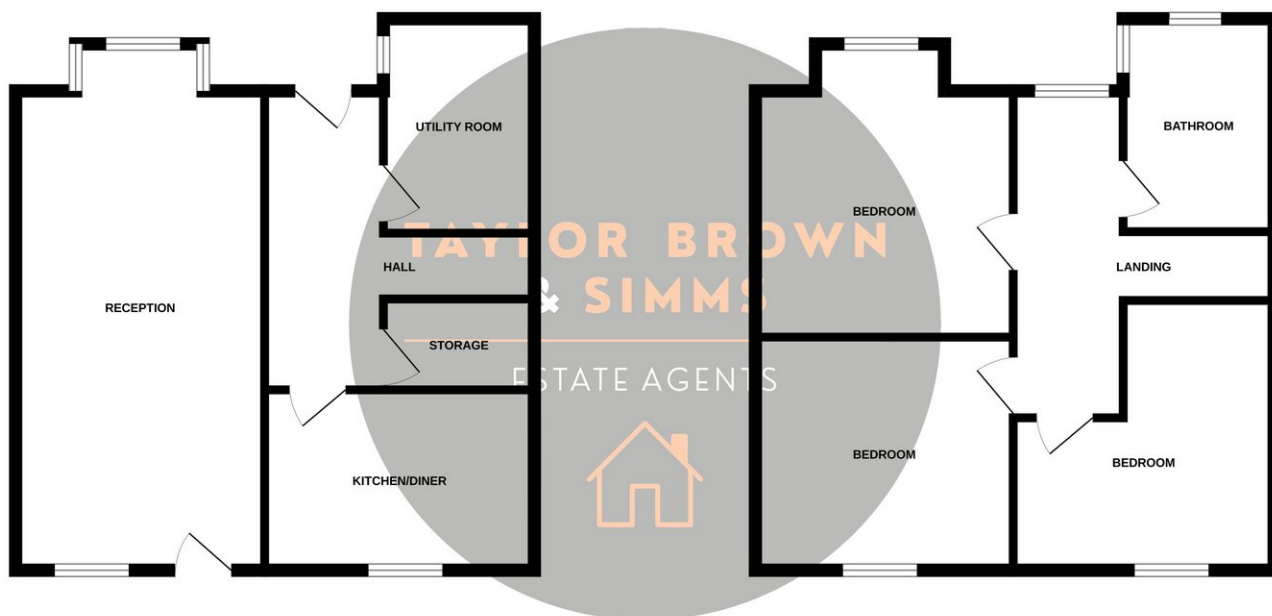
Outside

To the side of the property is a gravelled driveway providing ample off street parking, leading to a single garage which has a recently fitted electric roller door to the front, and light and power connected.

To the rear of the property is a good sized garden which is mainly laid to lawn, 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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