

2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
<https://taylorbrownandsimms.co.uk/>

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Buxton Avenue, Heanor, Derbyshire , DE75 7UN
£270,000



FEATURES:

- THREE BEDROOMS
- DETACHED BUNGALOW
- LOUNGE DINER
- GOOD SIZED PLOTS
- CLOSE TO SHIPLEY COUNTRY PARK
- GOOD SIZED GARDENS
- OFF STREET PARKING AND CAR PORT
- IN NEED OF SOME UPGRADING
- SPACIOUS ROOMS
- GAS CENTRAL HEATING

COUNCIL TAX BAND: D EPC RATING: D

Entrance Hallway

Doors to all rooms, storage cupboard, laminate flooring, radiator

Bedroom

3.56 m x 2.81 m (11'8" x 9'3")

UPVC window to front aspect, radiator, laminate flooring.

Bedroom

2.55 m x 2.64 m (8'4" x 8'8")

UPVC window to side aspect, radiator.

Bedroom

4.21 m x 3.24 m (13'10" x 10'8")

Glazed window to rear aspect with secondary glazing, radiator.

Kitchen

2.79 m x 3.39 m (9'2" x 11'1")

Glazed window and door to conservatory, fitted kitchen with base and wall units, sink unit, part tiled walls, cooker, plumbing for washing machine, space for fridge freezer, laminate flooring, radiator.

Bathroom

UPVC window to front aspect, four piece suite comprising of shower cubicle, panelled bath, WC and pedestal hand wash, part tiled walls, radiator, laminate flooring.

Lounge area

4.42 m x 4.97 m (14'6" x 16'4")

Double glazed patio doors to the rear garden, radiator, fireplace, tv point, opening to the dining area.

Dining Area

2.56 m x 2.80 m (8'5" x 9'2")

UPVC window to front, radiator.

Outside

To the front of the property is a lawned area, trees, driveway providing ample off street parking, leading to a car port with gates to the front of.

To the rear of the property is a lawned area, with trees surrounding.

GROUND 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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