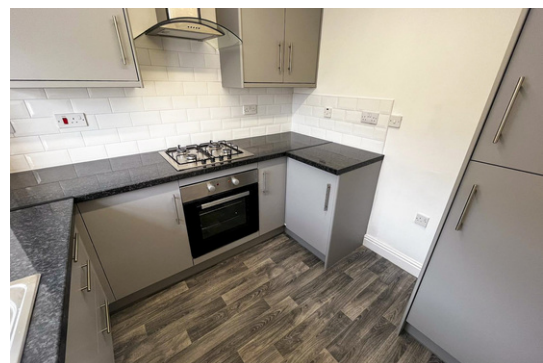


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Astcote Close, Heanor, Derbyshire , DE75 7TH Offers Over £140,000



FEATURES:

- TWO BEDROOMS
- TOWN HOUSE
- OFF STREET PARKING FOR TWO CARS
- TUCKED AWAY CUL DE SAC LOCATION
- NO UPWARD CHAIN
- NEW KITCHEN AND BATHROOM
- NEW FLOORING THROUGHOUT
- IDEAL FOR THE FIRST TIME BUYER / INVESTOR
- PRIVATE GARDEN
- VIEWING ESSENTIAL

COUNCIL TAX BAND: A EPC RATING: C

Entrance Hallway
New vinyl flooring, doors to kitchen and lounge, radiator.

Kitchen
2.66 m x 2.45 m (8'9" x 8'0")
UPVC window to front aspect, newly fitted kitchen with base and wall units and larder unit, work top, sink unit, part tiled walls, space for tall fridge freezer, integrated oven, hob and extractor above, new vinyl flooring, plumbing for washing machine.

Lounge
4.69 m x 3.59 m (15'5" x 11'9")
UPVC window and door to rear garden, radiator, new vinyl flooring, stairs rising to the first floor fitted with new carpet.

First floor landing
Doors to bedrooms and bathroom.

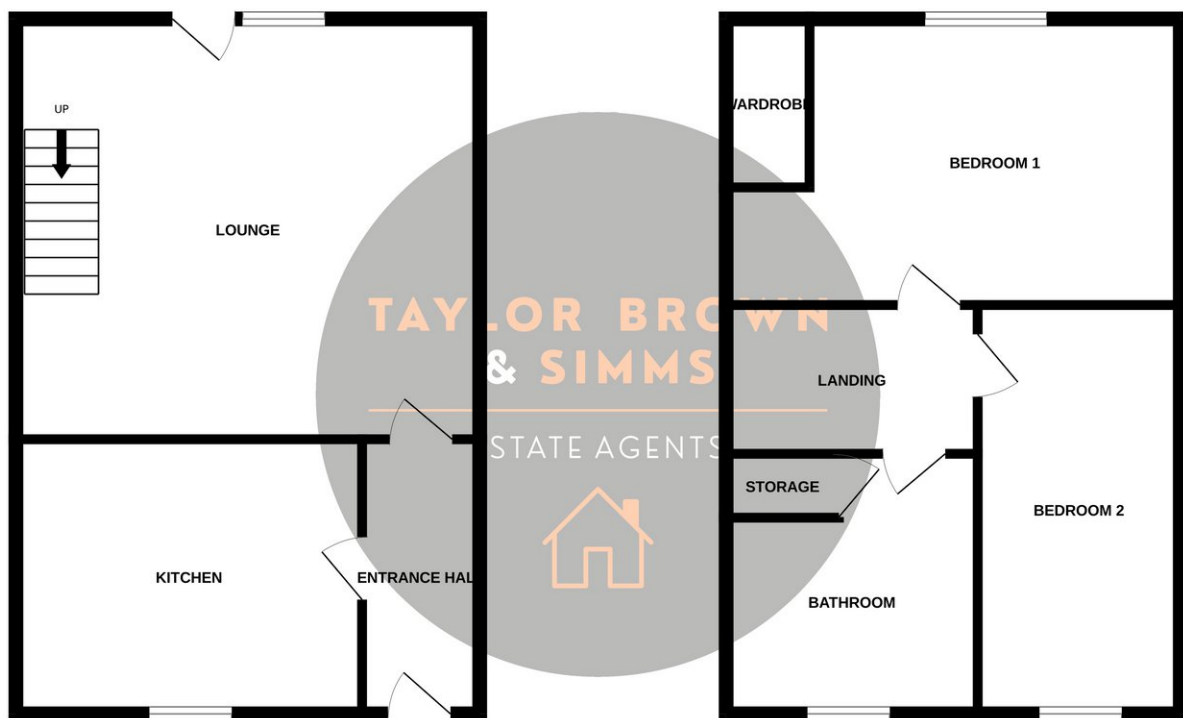
Bedroom One
3.72 m x 3.62 m (12'2" x 11'11")

UPVC window to rear aspect, radiator, new carpet, fitted wardrobes to one wall.

Bedroom Two
3.67 m x 1.75 m (12'0" x 5'9")
UPVC window to front aspect, radiator, laminate flooring.

Bathroom
UPVC window to front aspect, radiator, three piece suite comprising of panelled bath with shower above and shower screen, Pedestal hand wash basin, WC, part tiled walls, vinyl flooring, storage cupboard.

Outside
To the front is a gravelled area with steps to the front door, there is also two parking spaces which are located under the archway. To the rear is a paved area, with steps rising to a further lawned area, being enclosed with gated access to the parking area.



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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