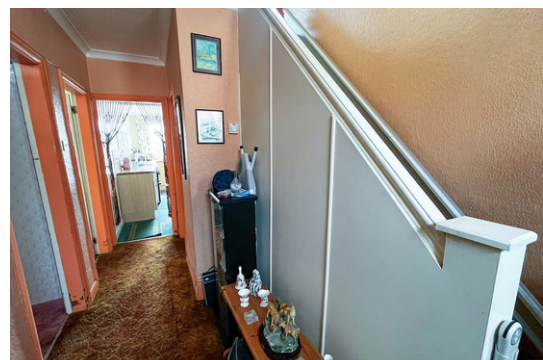


2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
<https://taylorbrownandsimms.co.uk/>

**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Breach Road, Heanor, Derbyshire , DE75 7HQ
Offers Invited £250,000



FEATURES:

- THREE BEDROOMS
- DETACHED HOME
- IN NEED OF SOME MODERNISATION
- GREAT POTENTIAL
- FIELD VIEWS TO THE REAR
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN
- OFF STREET PARKING
- VIEWING ESSENTIAL

COUNCIL TAX BAND: C EPC RATING: TBC

Entrance Hallway

Stairs rising to the first floor, UPVC window and door to front, under stairs storage cupboard / pantry cupboard with UPVC door to side aspect, radiator, doors to lounge, dining room and kitchen.

Dining Room

4.33 m x 3.72 m (14'2" x 12'2")
UPVC bay window to front aspect, radiator, feature fireplace.

Lounge

3.97 m x 3.82 m (13'0" x 12'6")
UPVC window to rear aspect, radiator, feature fireplace, tv point.

Kitchen

4.68 m x 2.59 m (15'4" x 8'6")
UPVC window to rear aspect, fitted kitchen with base and wall units, work top, sink unit, part tiled walls, cooker, plumbing for washing machine, space for fridge.

First floor landing

UPVC window to side aspect, radiator. Spacious landing, with doors to bedrooms and bathroom.

Bedroom One

3.73 m x 3.39 m (12'3" x 11'1")

UPVC window to front aspect, radiator, fitted wardrobes and storage.

Bedroom Two

3.97 m x 3.43 m (13'0" x 11'3")
UPVC window to rear aspect, radiator, fitted wardrobes and storage.

Bedroom Three

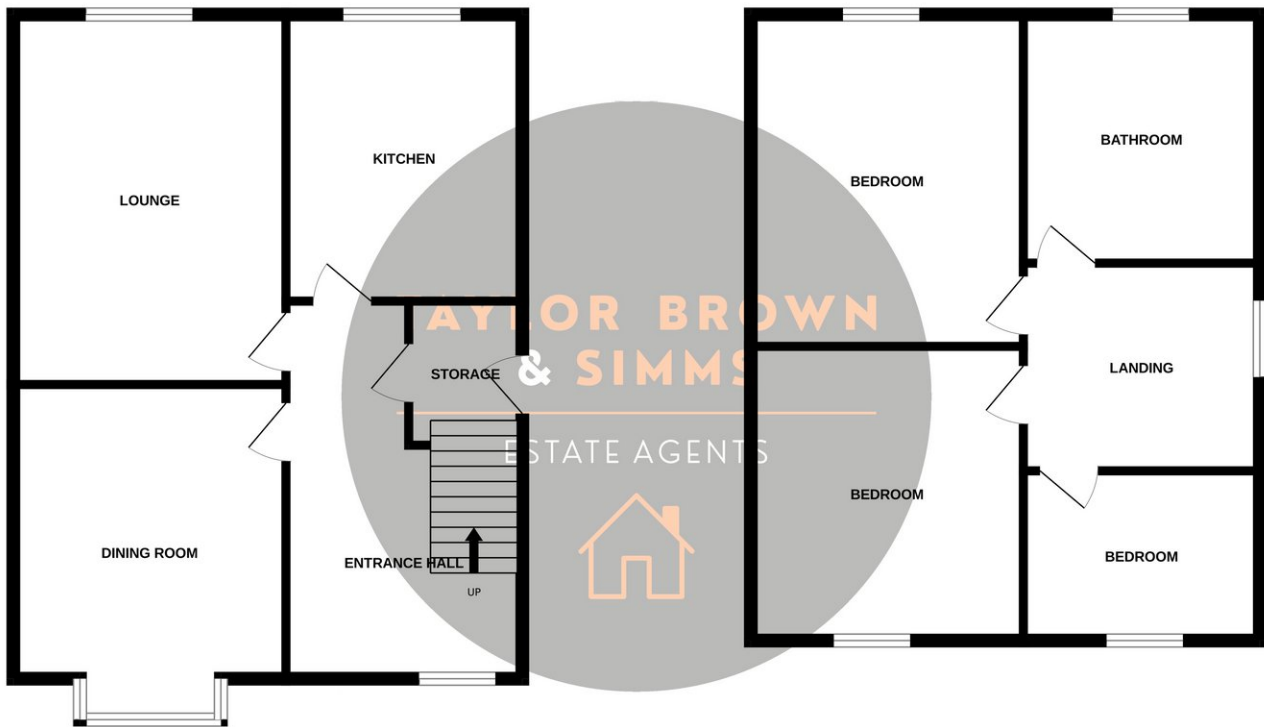
2.46 m x 1.96 m (8'1" x 6'5")
UPVC window to front aspect, radiator.

Bathroom

UPVC window to rear aspect, three piece suite comprising of WC, pedestal hand wash, panelled bath with shower above and shower screen. storage cupboard, radiator, tiled walls.

Outside

To the front of the property is a low level wall with driveway to the side providing ample off street parking. To the rear is a patio area, with steps down to a good sized lawned garden which is enclosed and fields to the rear.



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.
Made with Metropix ©2025

NOTICE TO PROSPECTIVE PURCHASERS

Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements should not be relied upon to form any part of a contract or any offer made. The information offered is for guidance only particularly in relation to any listed appliances being in full working order. Purchasers should make their own investigations to verify correctness of same particularly if they intend to purchase the property for a specific use or purpose. The information contained within the brochure should not be republished or copied in any way for any other form of advertising or use without Taylor Brown & Simms permission.