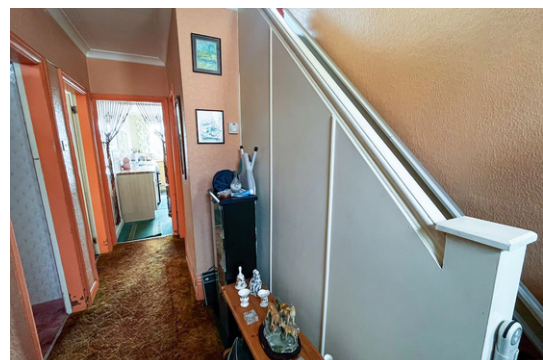


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

## Breach Road, Heanor, Derbyshire , DE75 7HQ Offers Invited £240,000



### **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: D**

#### 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

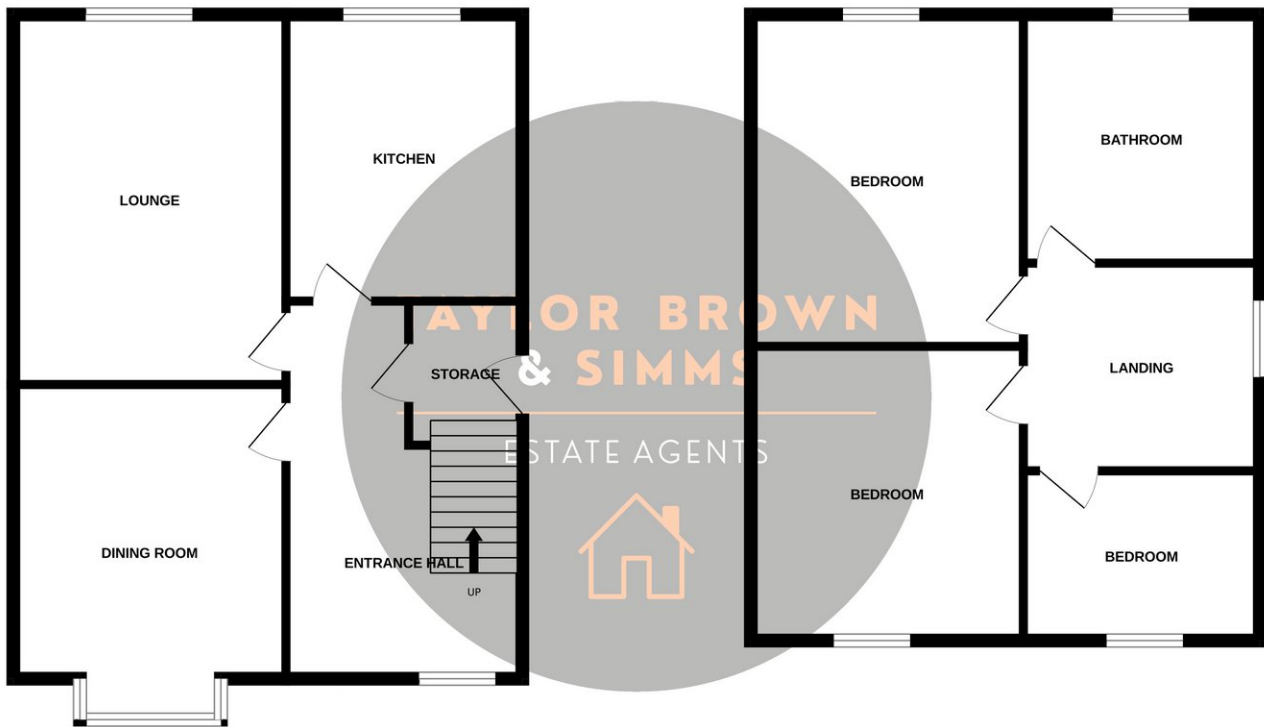
2.46 m x 1.96 m (8'1" x 6'5")  
UPVC window to front aspect, radiator.

#### 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.  
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