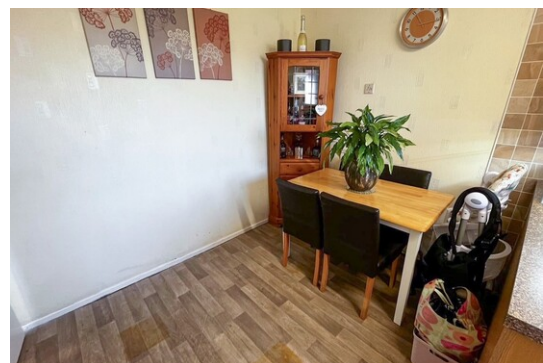


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Brook Street, Loscoe, Heanor, Derbyshire , DE75 7LP**  
**£195,000**



**FEATURES:**

- THREE BEDROOMS
- SEMI DETACHED
- SOUGHT AFTER LOCATION
- IN NEED OF MODERNISATION
- GAS CENTRAL HEATING
- GOOD SIZED GARDEN
- GARAGE AND DRIVE
- NO UPWARD CHAIN
- DOWNSTAIRS BATHROOM
- KITCHEN DINER

**COUNCIL TAX BAND: B EPC RATING: TBC**

#### Hallway

Doors to lounge, kitchen diner, bathroom.

#### Kitchen Diner

5.20 m x 2.76 m (17'1" x 9'1")

UPVC window to rear aspect, UPVC door to rear garden, fitted kitchen with base and wall units, roll top work surface, sink unit, part tiled walls, plumbing for washing machine, cooker, vinyl flooring, radiator, space for fridge freezer.

#### Lounge

3.69 m x 3.47 m (12'1" x 11'5")

UPVC window to front aspect, fireplace, radiator, door to first floor.

#### Bathroom

UPVC window to side aspect, three piece suite comprising of panelled bath with shower above, WC and pedestal hand wash basin, part tiled walls, radiator, vinyl flooring.

#### First Floor Landing

UPVC window to side aspect, doors

to bedrooms.

#### Bedroom One

3.69 m x 3.70 m (12'1" x 12'2")

UPVC window to front aspect, radiator.

#### Bedroom Two

3.12 m x 2.83 m (10'3" x 9'3")

UPVC window to rear aspect, radiator, storage cupboard.

#### Bedroom Three

2.19 m x 1.84 m (7'2" x 6'0")

UPVC window to rear aspect, radiator.

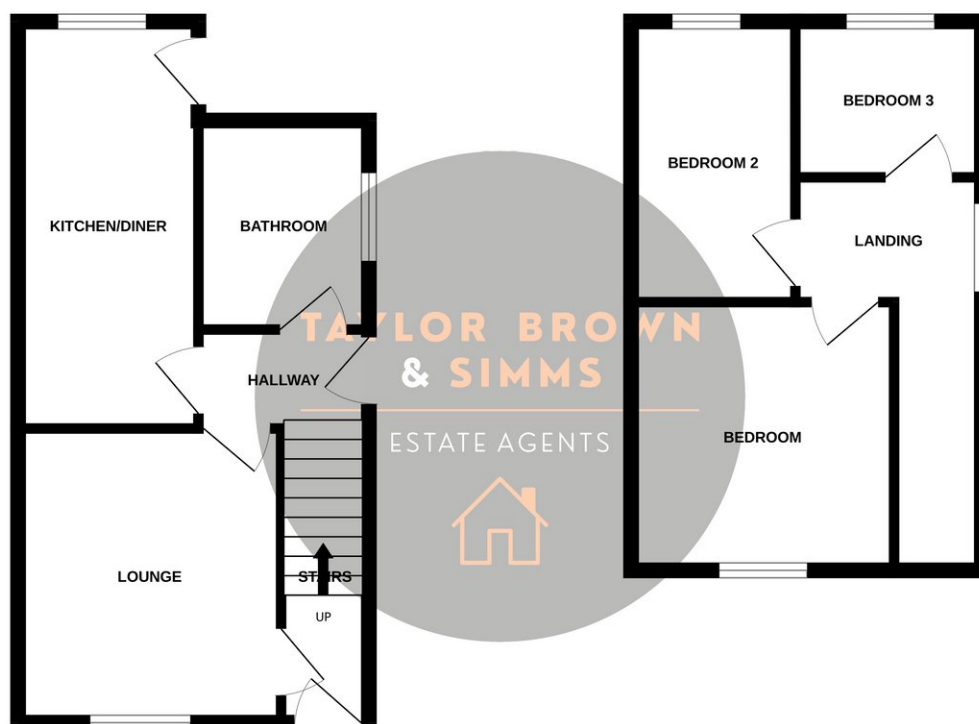
#### Garage

Up and over door to front.

#### Outside

To the front of the property is a small garden with side access with ample parking leading to the single garage.

To the rear is a good sized garden with lawned area, patio area, being enclosed via panelled fencing.



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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