

2 Marshall Street  
Heanor  
Derbyshire  
DE75 7AT  
01773715790  
info@taylorbrownandsimms.co.uk  
www.taylorbrownandsimms.co.uk

**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Fletcher Street, Heanor, Derbyshire , DE75 7PG**  
**£169,500**



**FEATURES:**

- THREE BEDROOMS
- RENOVATED THROUGHOUT
- GOOD SIZED LOUNGE
- MODERN FITTED KITCHEN
- REFITTED BATHROOM SUITE DOWNSTAIRS
- FURTHER SHOWER ROOM UPSTAIRS
- REFITTED CARPETS AND FRESHLY DECORATED THROUGHOUT
- REAR GARDEN
- LOVELY VIEWS TO THE SIDE
- GREAT TOWN CENTRE LOCATION

**COUNCIL TAX BAND: A EPC RATING: D**

#### Lounge

5.95 m x 3.74 m (19'6" x 12'3")

UPVC door to side, UPVC bay window to front aspect, radiator, refitted carpet, stairs to first floor, door to kitchen diner.

#### Kitchen Diner

4.07 m x 3.67 m (13'4" x 12'0")

UPVC window to rear aspect, a modern fitted kitchen comprising of base and wall units with roll top work surface, sink unit, part tiled walls, tiled flooring, plumbing for washing machine, space for tall fridge freezer, integrated oven, hob and extractor above, door to rear hallway.

#### Rear Hall

UPVC door to rear garden, tiled flooring, door to bathroom.

#### Bathroom

UPVC window to side aspect, a refitted bathroom suite comprising of panelled bath with shower above and shower screen, WC and pedestal hand wash basin, tiled walls, tiled flooring, radiator.

#### First Floor Landing

Refitted carpet, doors to bedrooms

and bathroom.

#### Bedroom One

4.33 m x 3.95 m (14'2" x 13'0")

UPVC window to front aspect, radiator, refitted carpet, door to shower room.

#### Shower Room

Three piece suite comprising of shower cubicle, hand wash basin, WC, tiled walls, vinyl flooring, extractor fan.

#### Bedroom Two

2.41 m x 3.71 m (7'11" x 12'2")

UPVC window to rear aspect, radiator, refitted carpet, cupboard housing the boiler.

#### Bedroom Three

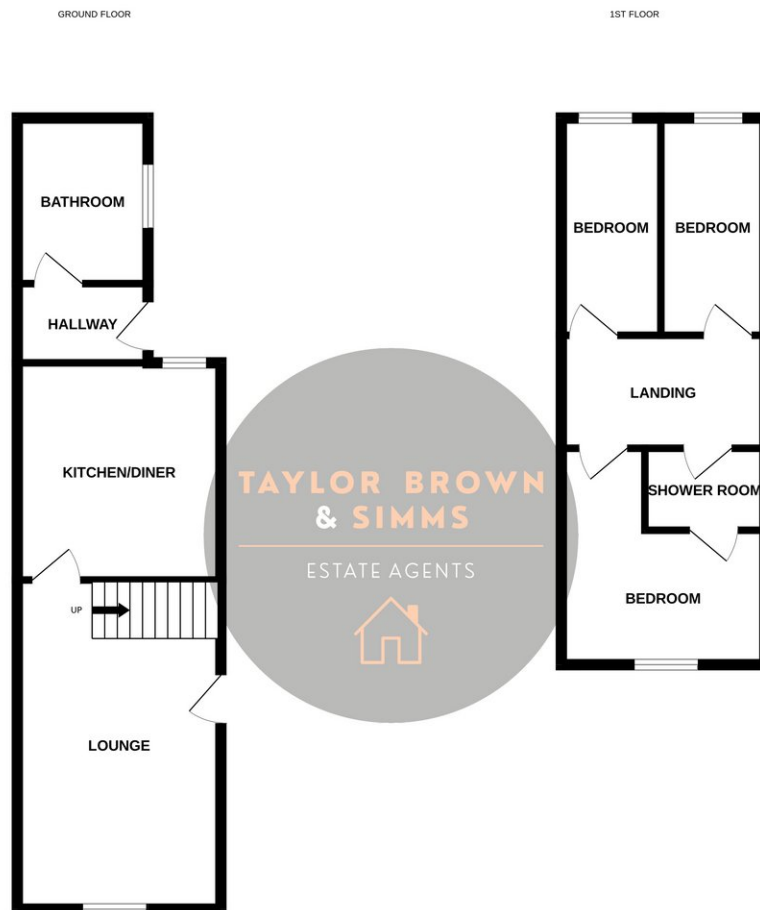
3.66 m x 1.81 m (12'0" x 5'11")

UPVC window to rear aspect, radiator, refitted carpet.

#### Outside

To the side is a alleyway with gated access to the rear garden.

To the rear is a paved area with steps rising to the rear garden, which has lawned area, shrubs and borders, beautiful views.



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. The 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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