

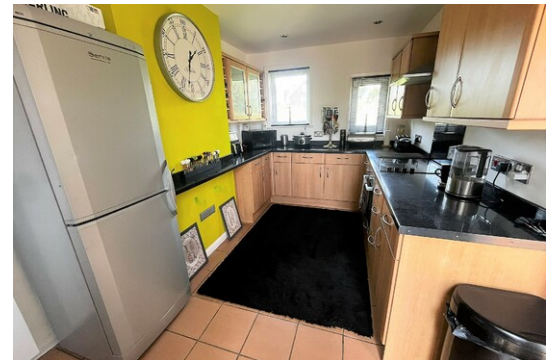
Heanor

2 Marshall Street
Heanor
Derbyshire
DE75 7AT

**H_S HENRYS
SIMMS**
Estate Agents

**Brook Street, Loscoe, Heanor, Derbyshire,
DE75 7LP**

£140,000



CALLING FIRST TIME BUYERS - Mid terrace property in a much sought after location. Briefly comprising of modern fitted kitchen, lounge, utility room, downstairs shower room and two double bedrooms.

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Features

EPC
Rating:
D

- Mid Terrace
- Two Double Bedrooms
- Utility Room
- Downstairs Shower Room
- Log Burner
- Front Garden
- Fields to the Rear
- Double Glazing
- Gas Central Heating System
- Great for First Time Buyers

Floorplan



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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Kitchen 4.08 x 2.76

UPVC door to front, two UPVC double glazed windows to the rear aspect, a fitted kitchen comprising of base and wall units with roll top work surface and upstand, integrated oven, hob and extractor above, tiled flooring, radiator, and door to lounge and Utility room.

Utility Room 1.59 x 1.54

UPVC double glazed window to front aspect, base and wall units with roll top work surface, sink unit, tiled flooring, door to shower room.

Shower Room

UPVC Double glazed window to front aspect, a modern three piece suite comprising of WC. Hand wash basin with vanity below, shower cubicle, fully tiled walls, spot lighting, radiator, tiled flooring.

Lounge 3.39 x 3.96 reducing to 2.94

UPVC Double glazed window looking into conservatory, feature fireplace with log burner, laminate flooring, radiator, door to first floor, door to conservatory. Tv point.

Conservatory 1.22 x 2.83

UPVC Double glazed windows and door to rear aspect, radiator.

First Floor Landing

First floor landing, radiator, UPVC double glazed window to rear aspect, doors to bedrooms.

Bedroom One 3.99 x 2.68

UPVC double glazed window, radiator, storage cupboard.

Bedroom Two 3.65 x 2.99

UPVC double glazed window to front aspect, radiator, storage cupboard.

Outside

To the front of the property is a landscaped garden, with patio area, feature pond, pathways leading to brick built sheds.

To the rear of the property, there is no garden, but the property benefits from views over fields.

NOTICE TO PROSPECTIVE PURCHASERS

Please note that the information contained within this brochure is understood to be correct and accurate to the best of Henrys 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 Henrys Simms permission.