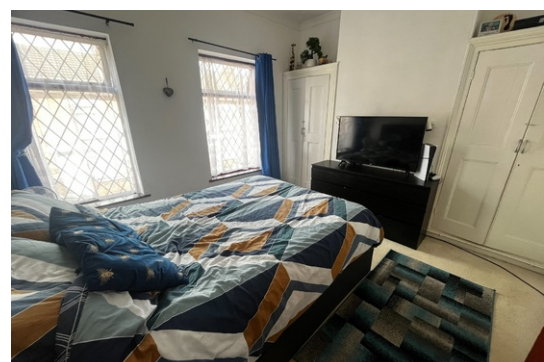
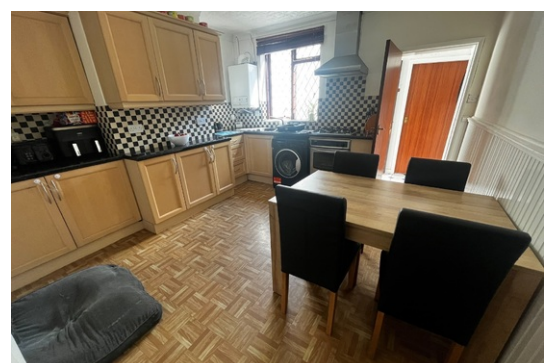


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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Ray Street, Heanor, Derbyshire , DE75 7GF
£127,000



FEATURES:

- THREE BEDROOMS
- TERRACE PROPERTY
- NO UPWARD CHAIN
- KITCHEN DINER
- GOOD SIZED REAR GARDEN
- TOWN CENTRE LOCATION
- CLOSE TO LOCAL AMENITIES
- CLOSE TO TRANSPORT LINKS
- VIEWING ESSENTIAL
- IDEAL FOR FIRST TIME BUYER

COUNCIL TAX BAND: A EPC RATING: D

Lounge
3.71 m x 3.45 m (12'2" x 11'4")
Double glazed window and door to front, radiator, tv point, door to inner hall.

Inner hallway
Door to under stairs storage cupboard, stairs rising to the first floor, door to kitchen diner.

Kitchen Diner
3.80 m x 3.61 m (12'6" x 11'10")
Double glazed window to rear, base and wall units with roll top work surface, sink unit, part tiled walls, integrated oven, hob and extractor above, plumbing for washing machine, laminate flooring, radiator, door to rear hallway.

Rear Hall
Door to rear, door to bathroom.

Bathroom
Double glazed window to rear, three piece suite comprising of

panelled bath with shower above, WC and pedestal hand wash basin, part tiled walls, tiled flooring, radiator.

First floor landing
Doors to bedrooms.

Bedroom One
3.44 m x 3.78 m (11'3" x 12'5")
Two double glazed windows to front, radiator.

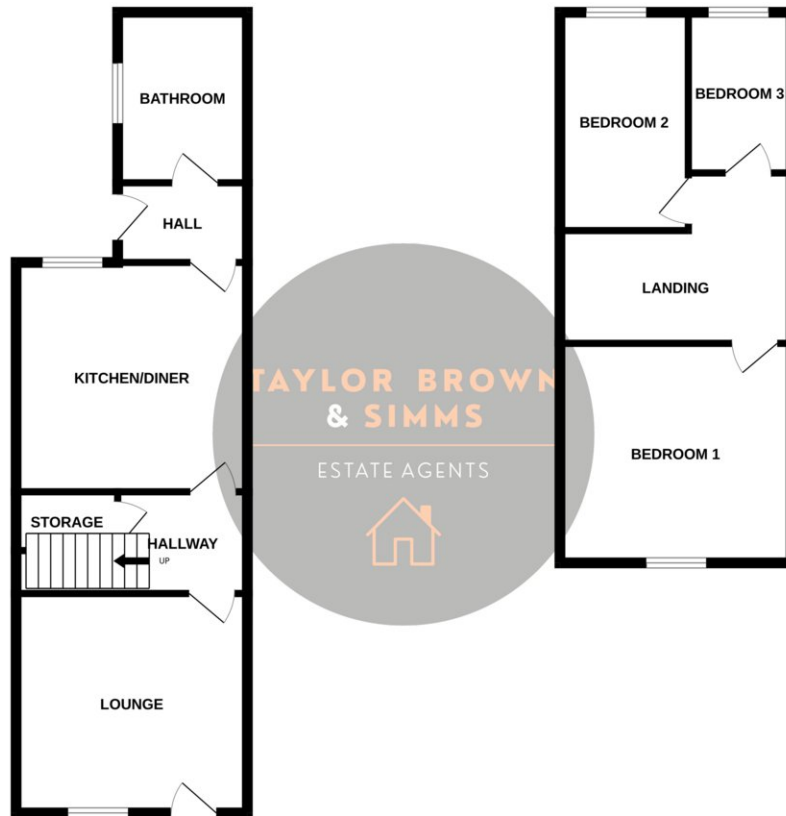
Bedroom Two
3.08 m x 1.84 m (10'1" x 6'0")
Double glazed window to rear, radiator.

Bedroom Three
3.87 m x 1.76 m (12'8" x 5'9")
Double glazed window to rear, radiator.

Outside
To the rear is a paved area, lawned garden, gravelled area, and being enclosed via panelled fencing.

GROUND FLOOR

1ST FLOOR



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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