2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
https://taylorbrownandsimms.co.uk/

TAYLOR BROWN & SIMMS
ESTATE AGENTS

Aldreds Lane, Heanor, Derbyshire , DE75 7HG
£230,000

FEATURES:

- THREE BEDROOMS
- DETACHED FAMILY HOME
- GOOD SIZED CORNER PLOT
- DOUBLE GARAGE
- AMPLE OFF STREET PARKING
- NO UPWARD CHAIN
- IDEAL FAMILY HOME
- CLOSE TO TRANSPORT LINKS
- VIEWING ESSENTIAL
- CONSERVATORY TO REAR

COUNCIL TAX BAND: C EPC RATING: D

Entrance Hallway
Stairs rising to the first floor, vinyl flooring, doors to lounge, bathroom, kitchen.

Lounge
4.27 m x 5.01 m (14'0" x 16'5")
UPVC bay window to front aspect, UPVC window to side aspect, feature fireplace with log burner, radiator.

Bathroom
UPVC window to side aspect, three piece suite comprising of P shaped panelled bath with shower above and shower screen, WC, pedestal hand wash basin, PVC cladding to walls, heated towel rail, vinyl flooring.

Kitchen
4.43 m x 2.57 m (14'6" x 8'5")
UPVC window to side aspect, fitted kitchen with base and wall units, sink unit, plumbing for washing machine, cooker, fridge, vinyl flooring, UPVC door to conservatory.

Conservatory
2.42 m x 2.81 m (7'11" x 9'3")
UPVC built with UPVC doors to side and rear aspect, large storage / pantry cupboard, plumbing for washing machine, vinyl flooring.

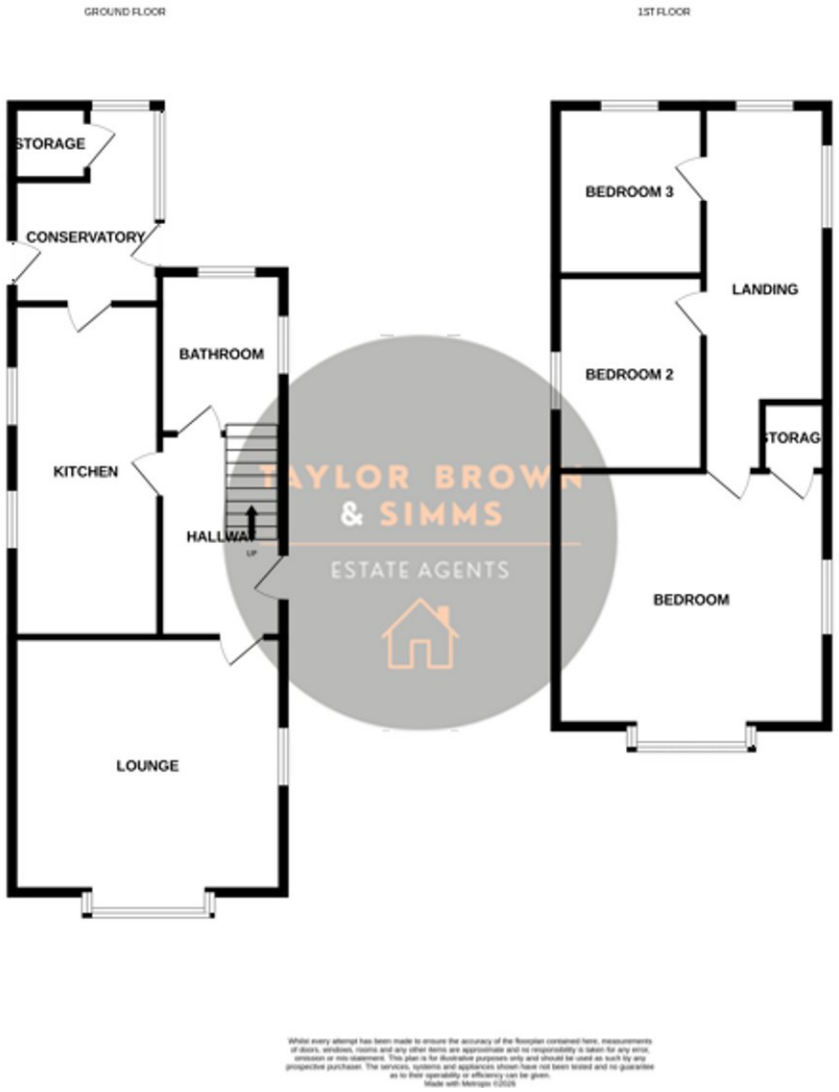
First floor landing
Two UPVC windows to rear aspect, doors to bedrooms.

Bedroom One
4.62 m x 4.00 m (15'2" x 13'1")
UPVC window to side aspect, UPVC bay window to front aspect, fitted wardrobes/ storage to one wall, over stairs storage cupboard, radiator.

Bedroom Two
2.97 m x 2.59 m (9'9" x 8'6")
UPVC Window to side aspect, radiator, storage cupboard.

Bedroom Three
2.70 m x 1.95 m (8'10" x 6'5")
UPVC window to side aspect, radiator, wall mounted boiler.

Outside
To the side of the property is a double detached garage with up and over door to the front and pedestrian door to the side. There is a large lawned area with mature shrubs and borders, driveway providing ample off street parking. To the front is a further lawned area.
To the rear is a paved patio area which is enclosed.



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.
Made with Metropix ©2026

NOTICE TO PROSPECTIVE PURCHASERS
Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & 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 Taylor Brown & Simms permission.

TAYLOR BROWN & SIMMS
ESTATE AGENTS

01773715790
info@taylorbrownandsimms.co.uk
https://taylorbrownandsimms.co.uk/