

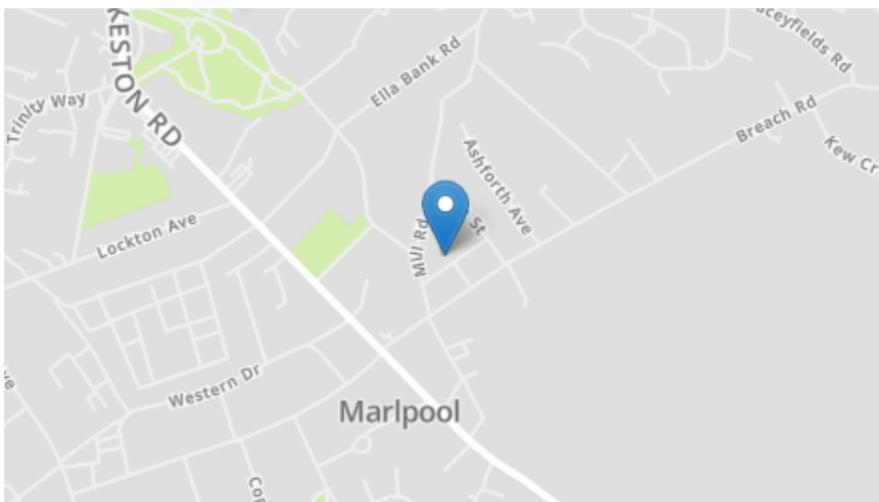
Prospect Road, Heanor, Derbyshire, DE75 7NF

Guide Price £160,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- 3 Bedrooms
- 2 Reception Rooms
- Detached Family Home
- Downstairs Shower Room & First Floor WC
- Driveway
- Low Maintenance Rear Courtyard
- No Upward Chain

Our Seller says....

want to view?  
 Call us on 0115 938 5577  
 Our lines are open 8am - 8pm  
 7 Days a week  
 or email  
 mail@watsons-residential.co.uk  
 Ref - 27216788

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
 www.watsons-residential.co.uk

0115 938 5577  
 8am-8pm - 7days



\*\*\* GUIDE PRICE £160,000 - £170,000 \*\*\* DO THE WORK, ADD THE VALUE! \*\*\* Located in the Marlpool area of Heanor, this 3 bedroom home is structurally detached and has a driveway alongside. The accommodation would benefit from some cosmetic work, but is priced accordingly, so the right buyer can make it their own and add value - comprising in brief: porch, entrance hall, lounge, dining room, kitchen, inner lobby to downstairs shower room. Upstairs, the landing leads to the 3 good size bedrooms and a wc. Outside, the rear garden is a low maintenance space which is enclosed by timber fencing and there is a brick build outhouse (with power) providing useful additional storage and a driveway alongside the property provides off street parking. This popular area of Heanor enjoys easy access to all the amenities of the town centre, as well as great transport links. NO UPWARD CHAIN. Call our sales team now to arrange a viewing.

## Ground Floor

### Porch

Door to the entrance hall.

### Entrance Hall

Radiator, doors to the lounge and dining room. Stairs to the first floor, under stairs storage with fitted storage, housing the combination boiler, plumbing for tumble dryer and uPVC double glazed window to the side.

### Lounge

4.9m x 3.68m (16' 1" x 12' 1") UPVC double glazed window to the rear, radiator, brick built fire place with inset space for fire, radiator, uPVC double glazed sliding patio doors to the rear garden and door to the kitchen.

### Dining Room

3.71m x 3.38m (12' 2" x 11' 1") UPVC double glazed window to the front and radiator.

### Kitchen

4.10m x 2.49m (13' 5" x 8' 2") A range of matching high gloss wall & base units, work surfaces incorporating an inset one & a half bowl sink & drainer unit. Integrated appliances to include: double electric oven, electric hob with extractor over, fridge freezer, washing machine & dishwasher. Ceiling spotlights, Karndean flooring, radiator and door to the rear lobby.

### Rear Lobby

Door to the shower room, access to the attic, storage cupboard and door to the rear garden.

### Shower Room

3 piece suite in white comprising concealed cistern WC, vanity sink unit and shower cubicle with electric shower over. Radiator, extractor fan, underfloor heating, ceiling spotlights and obscured uPVC double glazed window to the side.



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 for any prospective purchase. 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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### Landing

UPVC double glazed window to the side and doors to all bedrooms and WC.

### Bedroom 1

4.96m x 3.37m (16' 3" x 11' 1") UPVC double glazed window to the front, radiator and fitted wall to wall, floor to ceiling wardrobes.

### Bedroom 2

3.65m x 2.76m (12' 0" x 9' 1") UPVC double glazed window to the front, fitted furniture and radiator.

### Bedroom 3

3.92m x 2.12m (12' 10" x 6' 11") UPVC double glazed window to the rear, fitted furniture and radiator.

### WC

WC, pedestal sink unit, chrome heated towel rail, access to the attic and extractor fan.

### Outside

The front of the property is palisaded by brick work and running alongside is a tarmac driveway providing off road parking, with further parking behind iron gates. The low maintenance rear garden comprises a concrete courtyard and brick built outhouse measuring 3.62m x 3.16m with power, all enclosed by timber fencing to the perimeter, with gated access to the side.