

Marshall Street, Heanor, Derbyshire, DE75 7AT

Guide Price £160,000

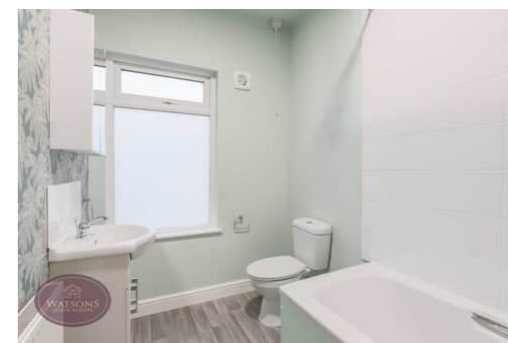


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	86
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Mid Terrace House
- 2 Double Bedrooms
- 2 Reception Rooms
- Newly Fitted Kitchen & Bathroom
- Walking Distance From Amenities
- Excellent Road & Public Transport Links Including Train
- Fully Renovated Throughout
- Ideal First Buy or Investment

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 - 26956362

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
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 8am-8pm - 7days



*** GUIDE PRICE £160,000 - £170,000 *** THE PERFECT FIRST HOME *** If you're searching for your first home and you're wanting a property you can move straight into without any work - look no further! The property in brief comprises to the ground floor an entrance hall, lounge with bay window, dining room and newly fitted kitchen, all with the perfect blend of character features and being newly refurbished. To the first floor a generous landing space with room and potential to make access to extend further into the loft space, off the landing two double in size spacious bedrooms and a three piece bathroom suite. To the outside a low maintenance front garden and enclosed extensive rear garden with patio and lawn areas. Heanor Town Centre is just a short drive away and offers a wide range of shops, public services and amenities. Transport links are excellent with regular routes running through the Town to various destinations including Derby & Nottingham City Centres.

Ground Floor

Entrance Hall

Entrance door to the front, radiator, stairs to the first floor and doors to the lounge & dining room.

Lounge

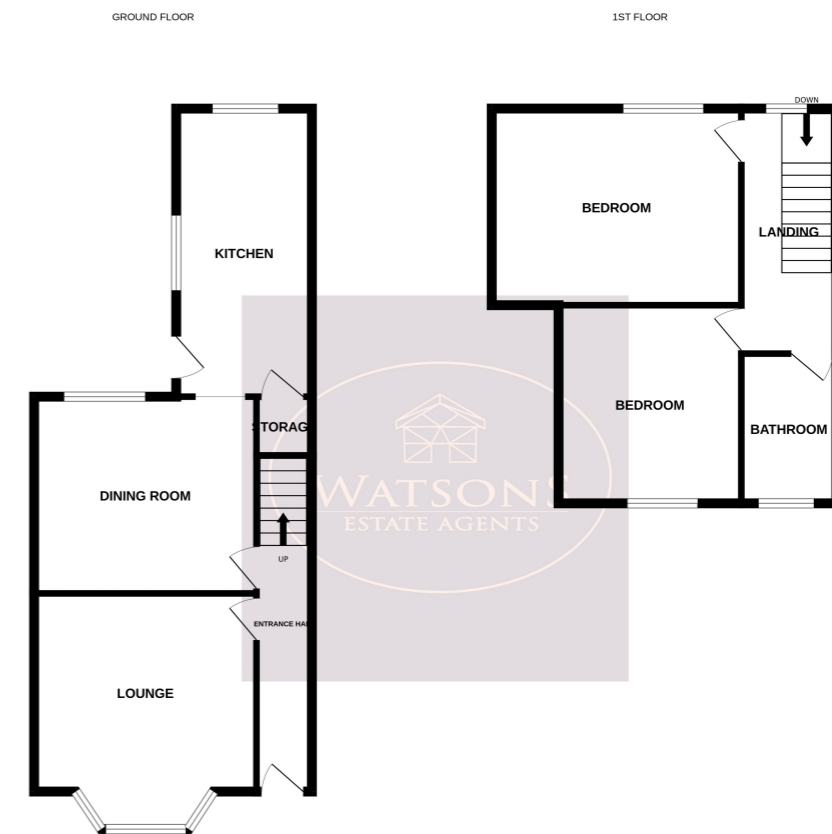
4.46m x 4.04m (14' 8" x 13' 3") UPVC double glazed bay window to the front, radiator.

Dining Room

4.06m x 3.58m (13' 4" x 11' 9") UPVC double glazed window to the rear, radiator and wood effect vinyl flooring. Open to the breakfast kitchen.

Breakfast Kitchen

5.23m x 2.45m (17' 2" x 8' 0") A range of matching wall & base units, work surfaces incorporating a stainless steel sink & drainer unit. Integrated appliances to include electric oven, grill and gas hob with extractor over. Space for under counter fridge, freezer and washing machine. Tile effect vinyl flooring, ceiling spotlights, radiator, under stairs storage cupboard and combination boiler. UPVC double glazed window to the rear & side and door to the side leading to the rear garden.



While 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 capability or efficiency can be given.
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First Floor

Landing

Obscured uPVC double glazed window to the rear and doors to both bedrooms and bathroom.

Bedroom 1

4.49m x 3.60m (14' 9" x 11' 10") UPVC double window to the rear and radiator.

Bedroom 2

3.6m x 3.3m (11' 10" x 10' 10") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, vanity unit sink & bath with shower over. Obscured uPVC double glazed window to the front. Radiator and extractor fan.

Outside

The front of the property is palisaded by original brickwork. The rear garden offers a good level of privacy and comprises a paved, turfing lawn and is enclosed by wall & timber fencing to the perimeter.