

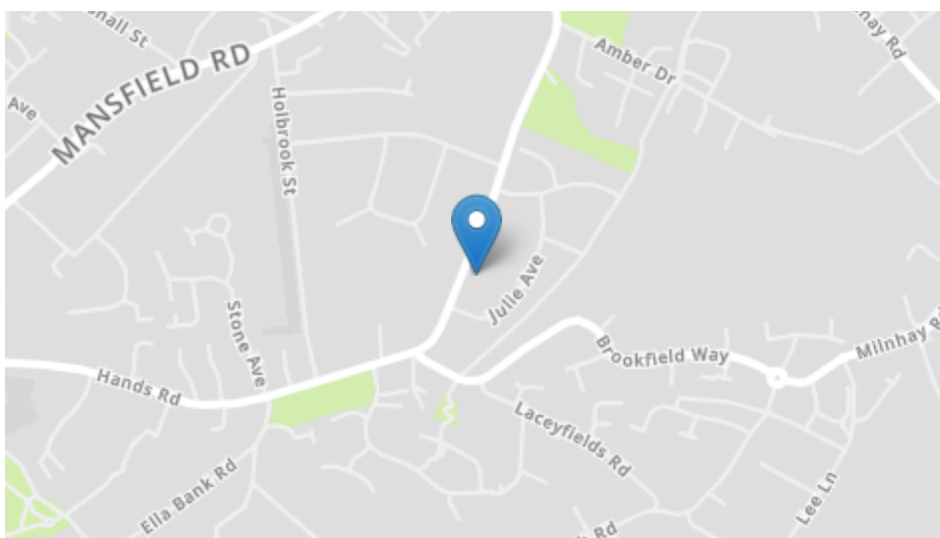
Aldreds Lane, Heanor, DE75 7HG

Guide Price £180,000



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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 | | | |
| | | 61 | 82 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



- Semi Detached House
- 3 Bedrooms
- Open Plan Lounge Diner
- Off Road Parking
- West Facing Rear Garden
- Excellent Road & Public Transport Links Including Train
- Ideal First Home or Investment
- 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 - 27006756

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 £180,000 - £190,000 *** ** PERFECT FOR A FIRST TIME BUYER OR FAMILY ** This RECENTLY RENOVATED three bedroom semi-detached home with no upward chain is a must view! Accommodation in brief to the ground floor comprises; entrance hallway, spacious lounge and modern re-fitted kitchen. To the first floor there are three bedrooms and modern re-fitted three piece bathroom. Aldreds Lane is conveniently located between Heanor Town Centre and Langley Mill both of which offer a wide range of shops, amenities & public services. Nearby schools include Laceyfields Academy & Marpole Junior. Bus routes are just a 5 minute walk away with routes to Derby & Nottingham amongst other destinations. This property is ready to move straight into with all the hard work done as well as a location to suit all. Cal our team today to arrange your viewing!

Ground Floor

Side Entrance Hall

Entrance door to the side, storage cupboard and doors to the lounge & kitchen.

Lounge

4.1m x 3.3m (13' 5" x 10' 10") UPVC double glazed window to the front, wood effect laminate flooring and radiator

Dining Kitchen

3.5m x 3.0m (11' 6" x 9' 10") A range of matching wall & base units, work surfaces incorporating an inset ceramic sink & drainer unit. Space for Range style cooker in recess with feature lights and Inglenook style lintel. Plumbing and wiring for an American style fridge freezer, plumbing for washing machine, wood effect laminate flooring, radiator, uPVC double glazed window to the rear and door to the rear hall.

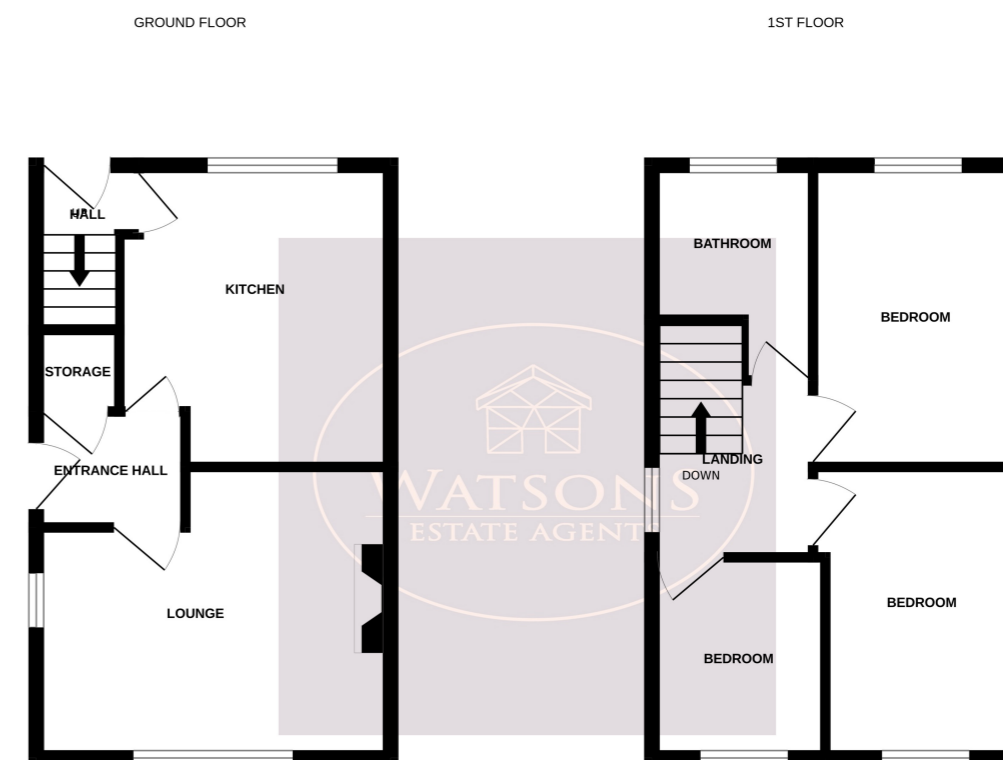
Rear Hall

Stairs to the first floor and door to the rear garden.

First Floor

Landing

Obscured uPVC double glazed window to the side, doors to all bedrooms and bathroom..



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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Bedroom 1

3.2m x 2.4m (10' 6" x 7' 10") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.2m x 2.4m (10' 6" x 7' 10") UPVC double glazed window to the front and radiator.

Bedroom 3

2.3m x 1.8m (7' 7" x 5' 11") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath with shower over. Chrome heated towel rail, storage cupboard housing the combination boiler, extractor fan, access to the attic and obscured uPVC double glazed window to the rear.

Outside

To the front of the property, a tarmac driveway provides ample off road parking. The West facing rear garden comprises a brick paved patio, turfed lawn and 2 brick built outhouses with power and light. The garden is enclosed by timber fencing to the perimeter with gated access to the side.