

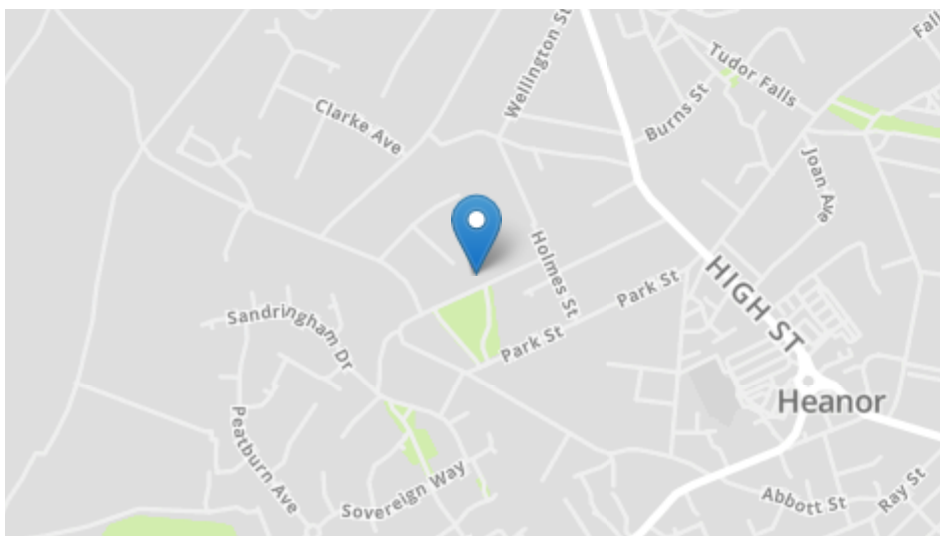
Northern Road, Heanor, DE75 7FP

Guide Price £130,000



Northern Road, Heanor, DE75 7FP

Guide Price £130,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Our Seller says....

- Mid Terrace House
- 2 Bedrooms
- 2 Reception Rooms
- Private Rear Garden
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Ideal First Home Or Investment
- Viewing A Must!

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 - 26765906

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 £130,000 - £140,000 *** 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! This property is a credit to the current owner and is presented to the highest of standards throughout. The property in brief comprises to the ground floor; lounge, inner lobby providing storage, living room and fitted kitchen. To the first floor there are two double bedrooms and a spacious three piece bathroom suite. To the rear, a beautifully maintained & extensive garden provides the perfect space to enjoy. Northern Road is located within walking distance to Heanor Town Centre, which offers a wide range of supermarkets, shops, public services and amenities. Transport links are excellent with regular bus routes running through the Town to various destinations including Derby & Nottingham City Centres. Contact our team today to arrange your viewing!

Ground Floor

Lounge

3.53m x 3.3m (11' 7" x 10' 10") Entrance door to the front, uPVC double glazed window to the front, wood effect laminate flooring, ceiling spotlights and radiator. Door to the inner lobby.

Inner Lobby

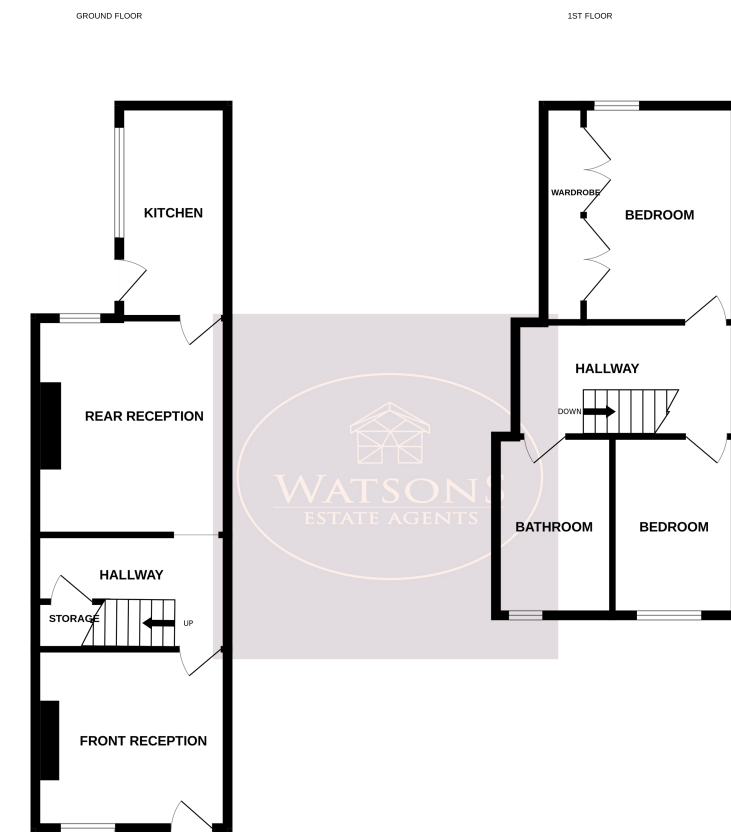
Stairs to the first floor, under stairs storage, wood effect laminate flooring and open to the living room.

Living Room

4.0m x 3.53m (13' 1" x 11' 7") UPVC double glazed window to the rear, radiator, wood effect laminate flooring, feature remote controlled electric fire, ceiling spotlights and door to the kitchen.

Kitchen

3.9m x 2.0m (12' 10" x 6' 7") A range of matching wall & base units, work surfaces incorporating an inset one & a quarter bowl sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine, tiled flooring, radiator, ceiling spotlights and radiator. UPVC double glazed window to the 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 misstatement. 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 10003

First Floor

Landing

Access to the attic, ceiling spotlights and doors to both bedrooms and bathroom.

Bedroom 1

4.01m x 2.8m (13' 2" x 9' 2") UPVC double glazed window to the rear, radiator, a range of built in wardrobes and storage housing the combination boiler and ceiling spotlights.

Bedroom 2

3.28m x 2.26m (10' 9" x 7' 5") UPVC double glazed window to the front, radiator and ceiling spotlights.

Bathroom

3.33m x 2.13m (10' 11" x 7' 0") 3 piece suite in white comprising WC, vanity sink unit and bath with shower over. Tiled flooring, heated towel rail, ceiling spotlights and obscured uPVC double glazed window to the front.

Outside

The front of the property is palisaded by brickwork. The rear garden offers a good level of privacy and comprises 2 paved patio seating areas, turfed lawn, exterior lights and external tap. Other features included 3 outbuildings offering further storage space. The garden is enclosed by timber fencing to the perimeter with gated access to the side.