

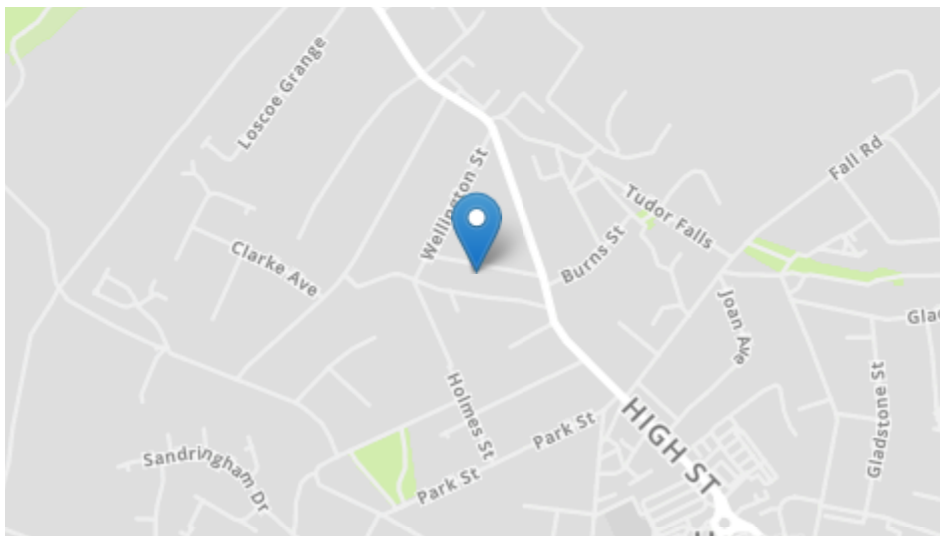
Watkinson Street, Heanor, DE75 7FX

Offers Over £150,000

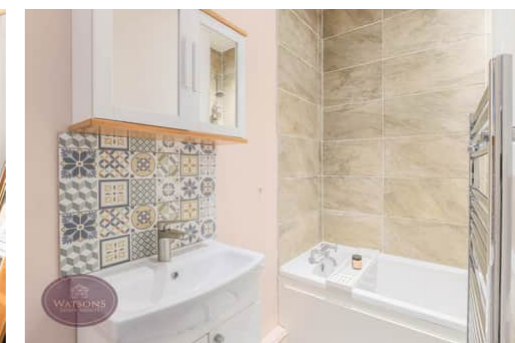


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	84
England, Scotland & Wales		EU Directive 2002/91/EC	



- Terraced House
- 3 Bedrooms
- 2 Reception Rooms
- Downstairs WC & Newly Fitted Bathroom
- Driveway & Garage
- Private Rear Garden
- Recently Modernised Throughout
- Walk Distance To Amenities

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 - 27261545

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



***** TREMENDOUS TERRACE ***** This 3 bedroom terrace home in Heanor is well presented inside and enjoys a lovely south-facing garden with it's own secure gated access and off street parking with a driveway & garage to the rear (access via Wellington Street). In brief, the accommodation comprises: lounge, dining room, wc, kitchen, upstairs landing to the 3 bedrooms (2 DOUBLE) and family bathroom. Outside, the low maintenance rear garden offers a high level of privacy and is a great space to enjoy the Summer sun. Beyond that is a garage with gravel driveway to provide off street parking & storage - both of which are accessed by Wellington Street. As well as a wealth of amenities in the nearby towns of Heanor and Langley Mill, there is a Primary School, Leisure Centre and supermarket all within walking distance. Call our sales team now to arrange a viewing.

Ground Floor

Lounge

3.75m x 3.32m (12' 4" x 10' 11") UPVC double glazed entrance door to the front, uPVC double glazed window to the front, radiator. Door to the dining room.

Dining Room

3.73m x 3.36m (12' 3" x 11' 0") UPVC double glazed window to the rear, Inglenook fire place with inset space for log burner style fire, radiator, combination boiler, wood effect laminate flooring, stairs to the first floor and doors to the kitchen & WC.

WC

WC, vanity sink unit, radiator and extractor fan.

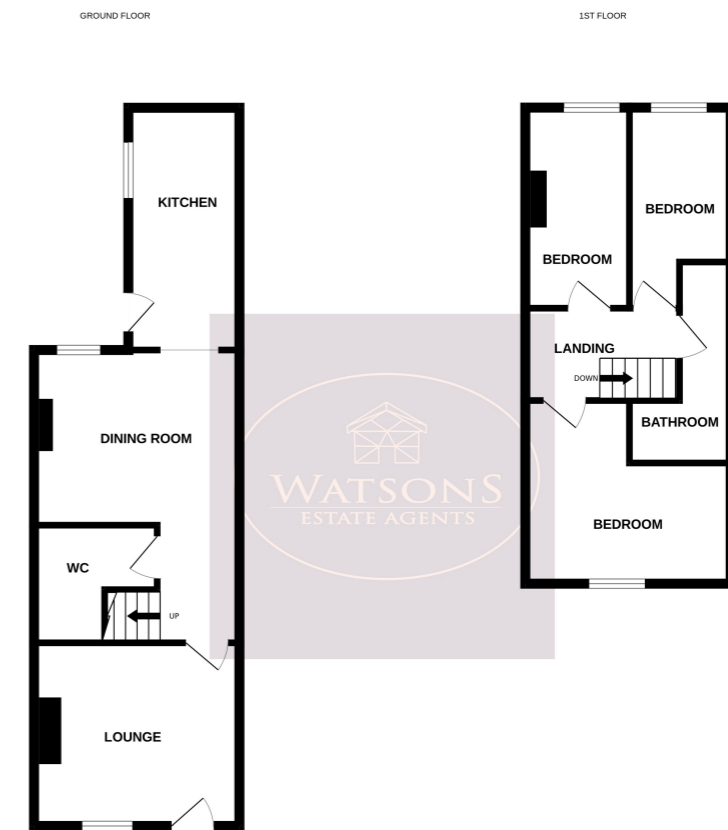
Kitchen

4.77m x 2.06m (15' 8" x 6' 9") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated electric oven & hob with extractor over. Plumbing for washing machine, ceiling spotlights, radiator, uPVC double glazed window to the side and door to the side to the rear garden.

First Floor

Landing

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 capability or efficiency can be given.
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Bedroom 1

3.78m x 3.34m (12' 5" x 10' 11") UPVC double glazed window to the front, radiator.

Bedroom 2

3.67m x 2.67m (12' 0" x 8' 9") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.62m x 2.07m (11' 11" x 6' 9") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising WC, vanity sink unit and bath with mains fed shower over. Chrome heated towel rail, ceiling spotlights and extractor fan.

Outside

The South facing, low maintenance rear garden offers a good level of privacy and comprises a concrete patio, timber decking seating area, turfed lawn and is enclosed by wall & timber fencing to the perimeter with gated access to the side. Beyond that, lawned rear is a garage with gravel driveway to provide off street parking & storage - both of which are accessed by Wellington Street.