

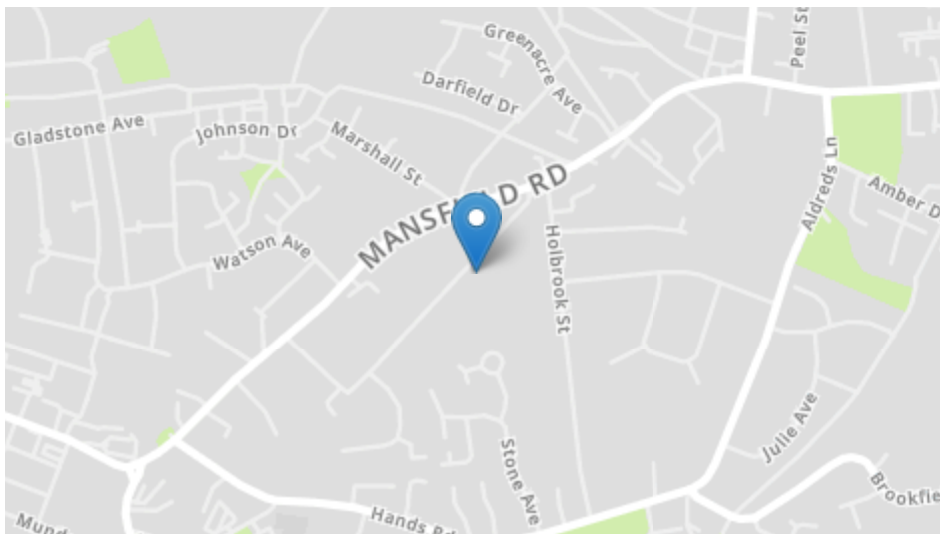
Howitt Street, Heanor, DE75 7AU

Offers Over £160,000



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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 - 27756410



- Mid Terrace House
- 3 Bedrooms
- 2 Reception Rooms
- South East Facing Rear Garden
- First Floor Bathroom & Ground Floor Shower Room/Utility
- Walking Distance To Amenities
- Excellent Road & Public Transport Links
- Ideal First Home or Investment
- No Upward Chain

Our Seller says....

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

0115 938 5577
8am-8pm - 7days

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.





*** PRICED TO SELL! *** Offering 3 bedrooms and 2 reception rooms, this terrace home in Heanor is a great opportunity for first time buyers with limited budget to get onto the ladder. As well as the upstairs family bathroom, there is a downstairs shower room/utility and there is NO UPWARD CHAIN! In brief, the accommodation comprises: lounge, lobby to under stairs area (which has been transformed into a downstairs shower room), dining room and kitchen, upstairs landing to the 3 good size bedrooms and bathroom. Outside, there is a generous, South-East facing lawned area, great for those with children or dogs, plus gravelled and paved entertainment areas, a veg plot and further shaded areas including a garden shed. This popular residential area lies between Heanor & Langley Mill, so enjoys easy access to a wide range of amenities and transport links, including bus & train. We expect this to be popular, so call now to arrange a viewing.

Ground Floor

Lounge

4.12m x 3.47m (13' 6" x 11' 5") UPVC double glazed window to the front, uPVC double glazed door to the front, wood effect laminate flooring, feature fire place with inset space for fire, radiator and door to the inner hall.

Inner Hall

Stairs to the first floor and door to the shower room. Door to the dining room.

Shower Room/Utility

WC, pedestal sink unit and shower cubicle. Extractor fan and plumbing for washing machine.

Dining Room

4.13m x 3.8m (13' 7" x 12' 6") UPVC double glazed window to the rear, radiator, feature fire place with inset space for log burner style fire, wood effect laminate flooring and door to the kitchen.

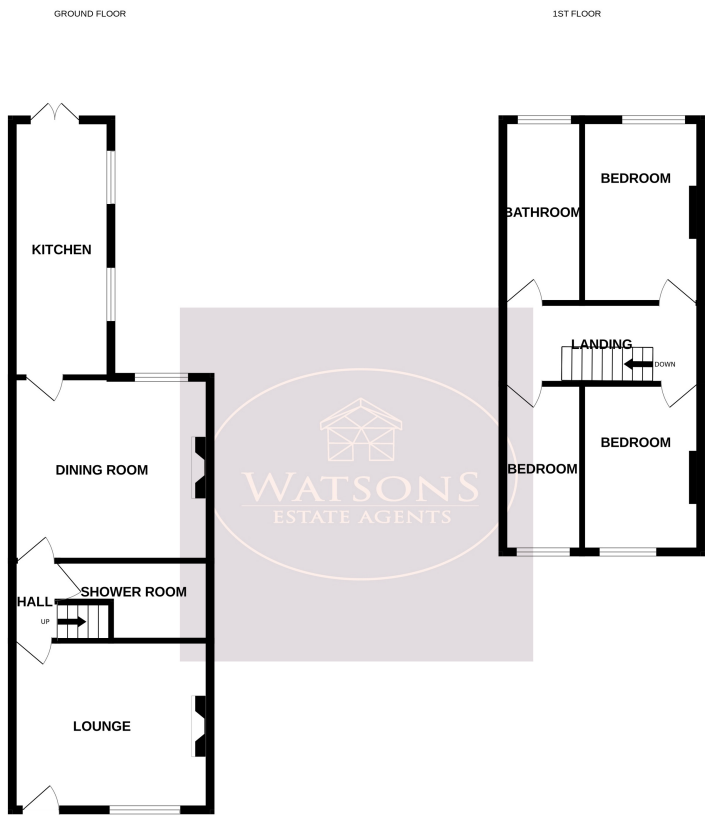
Kitchen

4.07m x 3.76m (13' 4" x 12' 4") A range of matching wall & base units, work surfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances to include: electric oven & hob with extractor over and dishwasher. Space for fridge freezer. 2 uPVC double glazed windows to the side, tiled flooring and French doors to the rear garden.

First Floor

Landing

Access to the generous attic (with drop down ladder, partly boarded and housing the combination boiler). 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

3.48m x 3.48m (11' 5" x 11' 5") UPVC double glazed window to the front and radiator.

Bedroom 2

3.78m x 2.62m (12' 5" x 8' 7") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.45m x 1.64m (11' 4" x 5' 5") UPVC double glazed window to the front and radiator.

Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath with shower over. Chrome heated towel rail and obscured uPVC double glazed window to the rear.

Outside

To the front of the property are decorative gravel beds palisaded by brick wall. The South East facing rear garden offers a good level of privacy and comprises a paved patio seating area, turfed lawn, gravel beds, flower bed borders with a range of plants, trees and shrubs, plus a veg plot, extensive shaded areas and a large wooden shed with hardstanding for a second shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.