

Marshall Street, Heanor, DE75 7AT

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

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mail@watsons-residential.co.uk

Ref - 28890283

- Mid Terrace Home
- 2 Double Bedrooms
- Separate Lounge & Dining Room
- Fitted Kitchen
- Family Bathroom With 4 Piece Suite
- Generous Rear Garden & Out Building
- Close to Amenities
- Excellent Road & Public Transport Links Including Train
- No Upward Chain

Our Seller says....



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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0115 938 5577
8am-8pm - 7days



*** MAGNIFICENT MARSHALL! *** NO CHAIN *** This fabulous Victorian bay fronted home will delight viewers with its space, size and character. The well presented, light and airy accommodation is entered via a hallway with stairs rising to the first floor and giving access to 2 reception rooms, fitted kitchen and to the first floor 2 double bedrooms and a modern bathroom. To the rear is a generous SOUTH WEST facing garden with access from the front. This is a great home in an established area perfect for road links to the A610, Heanor and Langley Mill and nearby railway station at Langley Mill. Perfect for first time buyers or property investors this stylish home will create quite a buzz so call us today to book your viewing!

Ground Floor

Porch

UPVC entrance door to the front and door to the entrance hallway.

Entrance Hallway

Solid wood flooring, doors to the lounge and dining room, stairs to the first floor.

Lounge

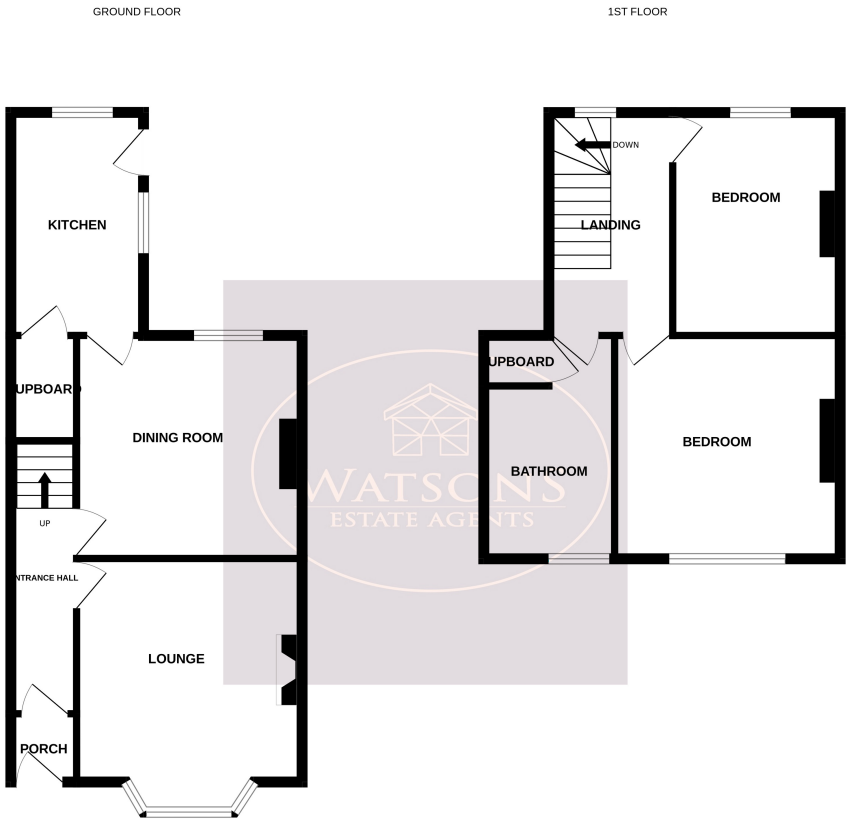
4.4m x 3.65m (14' 5" x 12' 0") UPVC double glazed bay window to the front, radiator and feature fireplace surround with open fire.

Dining Room

3.63m x 3.63m (11' 11" x 11' 11") UPVC double glazed window to the rear, radiator, solid wood flooring and door to the kitchen.

Kitchen

3.54m x 1.99m (11' 7" x 6' 6") A range of matching wall & base units with worksurfaces incorporating an inset stainless steel sink & drainer unit. Integrated appliances including electric oven and gas hob with extractor over. Laminate wood flooring, radiator, under stairs storage cupboard, plumbing for washing machine and space for tumble dryer. UPVC double glazed windows to the side and rear, door to the rear garden.



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 for 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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First Floor

Landing

UPVC double glazed window to the rear, radiator and access to the attic via drop down ladder. Doors to both bedrooms and the bathroom.

Bedroom 1

3.72m x 3.6m (12' 2" x 11' 10") UPVC double glazed window to the front and radiator.

Bedroom 2

3.65m x 2.74m (12' 0" x 9' 0") UPVC double glazed window to the rear and radiator.

Bathroom

White 4 piece suite comprising wc, pedestal sink unit, panelled bath and shower cubicle with mains fed shower. Chrome heated towel rail, airing cupboard housing the combination boiler and obscured UPVC double glazed window to the front.

Outside

The generous rear garden is enclosed by timber fencing to the perimeter with gated access to the side and comprises; paved patio, turfed lawn and brick built outbuildings.