

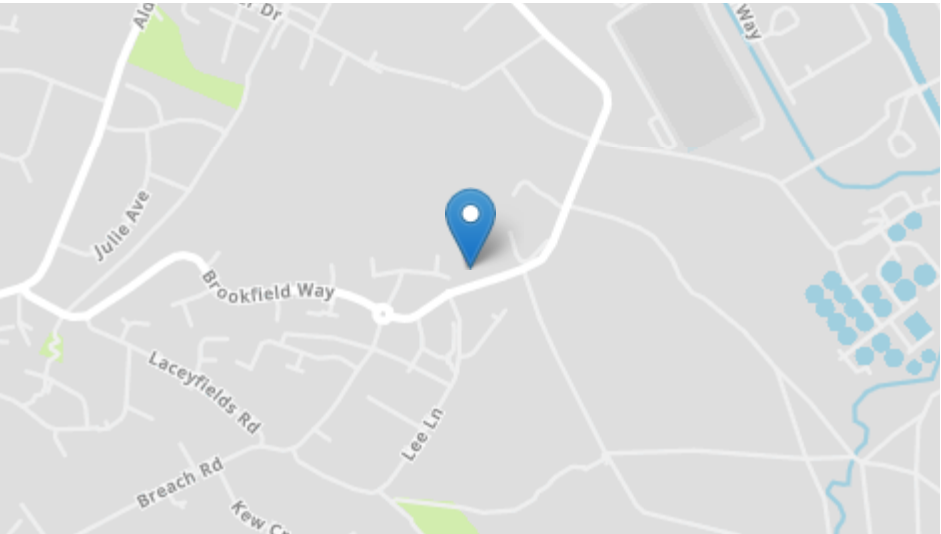
Kirkstone Avenue, Heanor, DE75 7UJ

Offers Over £160,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C		
(55-68) D	76	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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 - 28222568

- Modern Town House
- 2 Good Sized Bedrooms
- Spacious Lounge/Diner
- Fitted Dining Kitchen
- Downstairs WC & First Floor Family Bathroom
- 2 Allocated Parking Spaces
- Low Maintenance Rear Garden
- End Cul De Sac Position

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.



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*** THE PERFECT START TO CLIMBING THE PROPERTY LADDER! *** Tucked away in a quiet corner of a cul-de-sac you will find this fabulous 2 bedroom home which boasts 2 DOUBLE bedrooms, private parking, modern fitted kitchen and bathroom, and a wonderful private garden to the rear. Located in a popular area close to many amenities, this home is ready to move into and enjoy and will definitely create a lot of interest, so call us now to book your viewing!

Ground Floor

Entrance Hall

Composite entrance door to the front, built in storage cupboard, door to the wc, open to the kitchen and lounge/diner.

Lounge/Diner

4.64m x 3.94m (15' 3" x 12' 11") UPVC double glazed window and French doors to the rear, laminate wood flooring, radiator, feature fireplace with inset electric fire and stairs to the first floor.

Kitchen

2.36m x 1.94m (7' 9" x 6' 4") A range of matching high gloss wall & base units with quartz worksurfaces incorporating an inset stainless steel sink unit. Integrated appliances including electric oven, gas hob with extractor over. Plumbing for washing machine, space for fridge freezer, tiled floor and uPVC double glazed window to the rear.

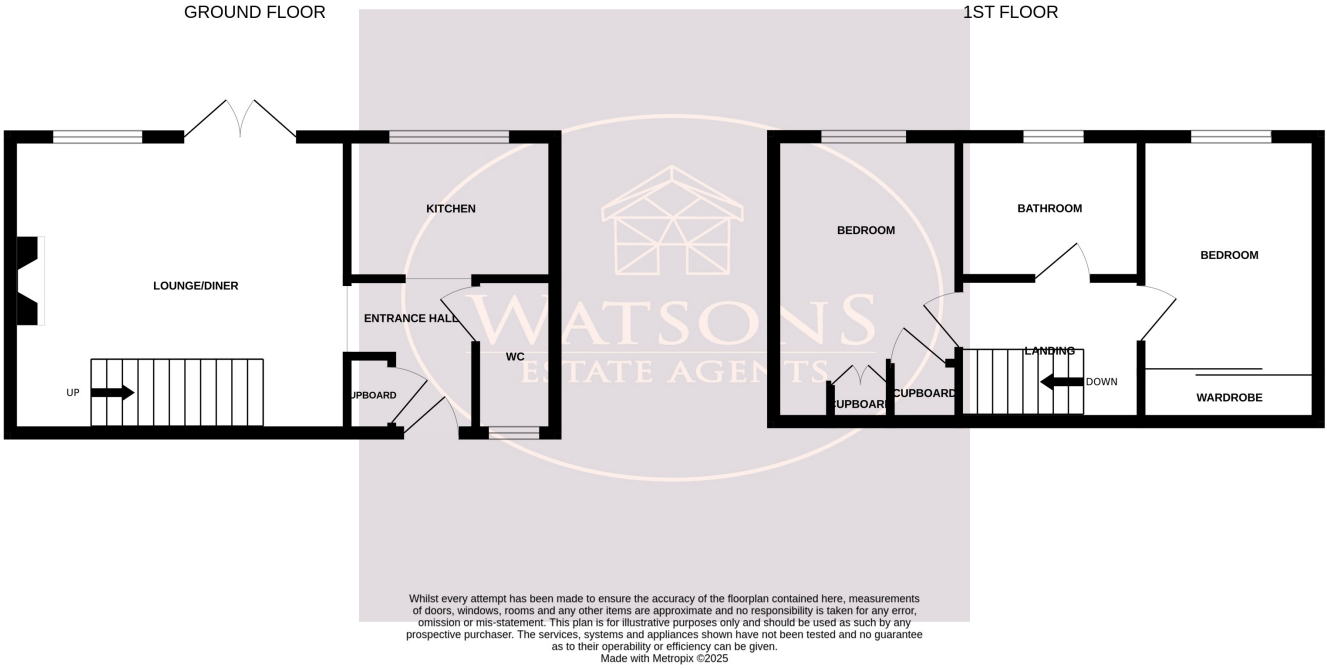
WC

WC, pedestal sink unit, radiator and obscured uPVC double glazed window to the front.

First Floor

Landing

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



Bedroom 1

3.37m x 2.43m (11' 1" x 8' 0") UPVC double glazed window to the rear, radiator and fitted sliding door wardrobe.

Bedroom 2

3.93m x 2.56m (12' 11" x 8' 5") UPVC double glazed window to the rear, radiator, built in storage cupboard, fitted wardrobe and laminate wood flooring.

Bathroom

White 3 piece suite comprising wc, vanity sink unit and panelled bath with mains fed shower over. Ceiling spotlights, radiator, extractor fan and obscured uPVC double glazed window to the rear.

Outside

The landscaped rear garden is enclosed by timber fencing to the perimeter with gated access to the side, leading to the two allocated parking spaces, and comprises; paved patio, gravelled seating area, timber decking, timber shed and flower bed borders with a range of plants, shrubs and trees.