whitegates









Derby Road, Heanor, DE75

3 | 1 | 2 | EPC D

Offers in the region of: £150,000

Freehold



Derby Road,
Heanor, DE75 7QL

3 bedrooms
1 bathrooms
2 reception rooms

Offers in the region of: £150,000

- PRICED TO SELL
- THREE BEDROOMS
- SEMI DETACHED
- GENEROUS GARDEN
- SPACIOUS PROPERTY
- TWO RECEPTION ROOMS
- WELL PRESENTED THROUGHOUT

Council Tax Band: A

EARLY VIEWING RECOMMENED Whitegates are delighted to bring to market this SUPER SPACIOUS three bedroom semi detached property! With two generous reception rooms, newly fitted kitchen, family bathroom, three great sized bedrooms and a beautifully maintained fully enclosed rear garden this property has been PRICED TO SELL, so early viewing is highly recommended!

Ideally located close to local schools, shops, amenities and transport links this well presented three bedroom property would be ideal for first time buyers and growing families!

The Details

Ground Floor

Living Room

Door to front elevation, fitted carpet, TV point, electric fire, radiator and uPVC double glazed window to the front elevation.

Hallway

Fitted carpet, stairs to first floor and walk in under stairs storage cupboard.





Reception Room

Fitted carpet, fitted storage, radiator and uPVC double glazed window to rear elevation.

Kitchen

Vinyl flooring, fitted wall and base units, free standing oven, fitted sink and drainer, radiator, part glazed door to side leading to rear garden and uPVC double glazed window to side elevation.

Bathroom

Tiled flooring, part tiled splashbacks, panelled bath with wall mounted shower screen, WC, pedestal sink, radiator and uPVC double glazed window to side elevation.



First Floor

Landing

Fitted carpet and radiator.

Bedroom 1

Fitted carpet, radiator and uPVC double glazed window to front elevation.

Bedroom 2

Fitted carpet, radiator and uPVC double glazed window to rear elevation.

Bedroom 3

Fitted carpet, fitted storage housing house gas central heating boiler (still under guarantee), radiator and uPVC double glazed window to rear elevation.

Outside

The property is set back from the road with a brick wall to its front borders, small patio area and step leading to the front entrance.

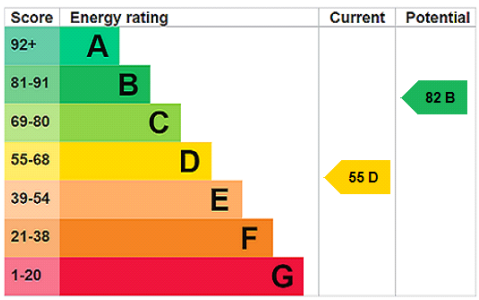
To the side of the property is a shared entry with gated access to the rear garden.

The very generous rear garden is fully enclosed and beautifully maintained with beautiful established plants and shrubbery throughout; a patio area and brick built outhouse with steps leading down to a further patio and generous lawn area with a green house and allotment area.





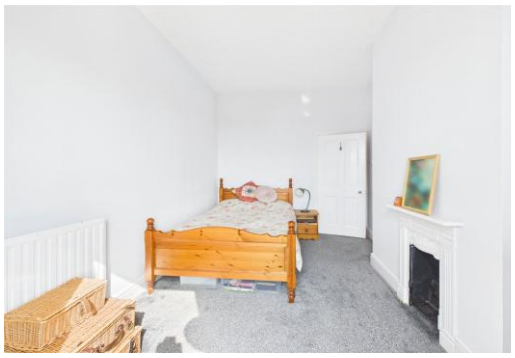












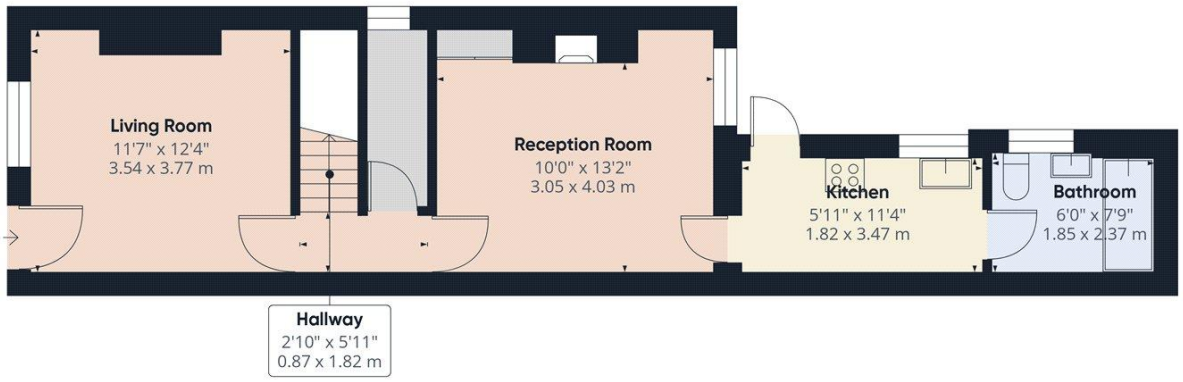




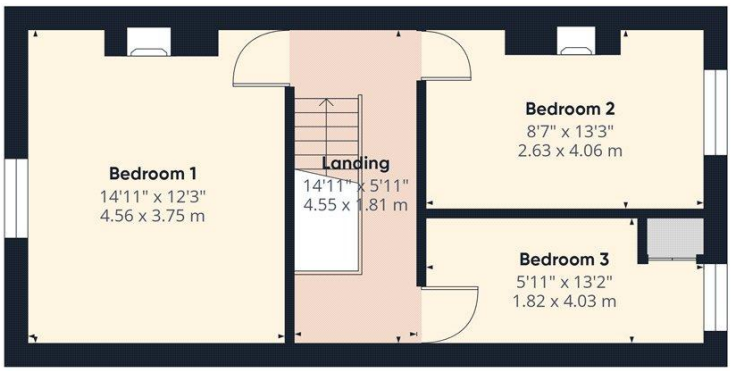








Ground Floor





Floor 1

Approximate total area(1)

899 ft²

83.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman