

whitegates



Elmsfield Avenue, Heanor, DE75



3



1



1



B

Asking Price: £160,000

Freehold



Elmsfield Avenue, Heanor, DE75 7BD

3 bedrooms
1 bathrooms
1 reception rooms

Asking Price: £160,000

- THREE BEDROOM MID TERRACED
- PERFECT FIRST TIME BUY
- NO ONWARD CHAIN
- SOLAR PANELS
- NEW CARPETS THROUGHOUT
- FRESHLY DECORATED THROUGHOUT
- SPACIOUS AND MODERNISED
- DRIVEWAY
- BEAUTIFUL REAR GARDEN

Council Tax Band: A

ATTENTION FIRST TIME BUYERS - MODERN THREE BEDROOM MID TERRACED HOME WITH NO ONWARD CHAIN

Whitegates are delighted to bring to market this spacious three bedroom mid terraced home, ideally located close to schools, shops, amenities and transport links!

In brief, the property comprises: living room, kitchen, utility room, understairs storage room, three bedrooms, bathroom, driveway and a fully enclosed, good sized rear garden.

Well presented throughout, this property is ready for you to move straight into!

The Details

Ground Floor

Living Room

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



Hallway

Fitted carpet and stairs to first floor.

Kitchen

Tiled flooring, radiator, fitted wall and base units, sink and drainer, space for fridge freezer, free standing oven and hob, understairs storage room and uPVC double glazed window to rear elevation.

Utility Room

Tiled flooring, radiator, worktop, undercounter space, plumbing for washing machine, uPVC double glazed window and door to side elevation leading to rear.

WC

Tiled flooring, hand wash basin, WC, boiler and uPVC double glazed window to side elevation.

First Floor

Landing

Fitted carpet and radiator.

Bedroom One

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

Bedroom Two



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

Bedroom Three

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

Bathroom

Laminate flooring, radiator, panelled bath with shower, hand wash basin, WC and uPVC double glazed window to rear elevation.

Outside

The property is set back from the road with a driveway providing off road parking and side access leading to the rear.

To the rear is a beautiful, fully enclosed rear garden, which has a patio area and steps leading down to a large lawned area with a shed/summerhouse to the bottom of the garden.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

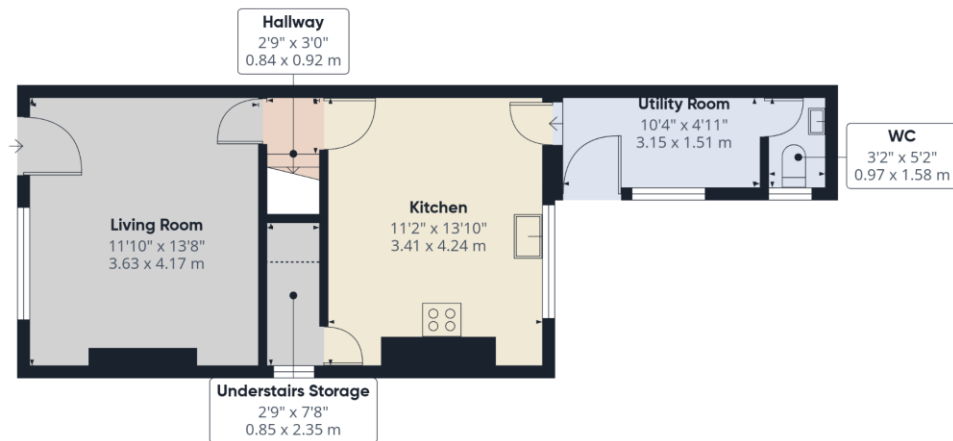




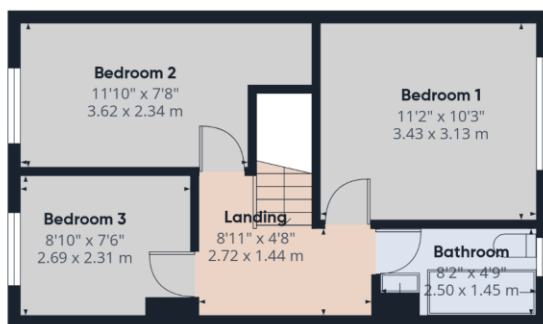








Ground Floor



Floor 1

Approximate total area⁽¹⁾

790 ft²
73.3 m²

Reduced headroom

6 ft²
0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 and 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.

