

HoldenCopley

PREPARE TO BE MOVED

Burns Street, Heanor, Derbyshire DE75 7FY

£185,000

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IDEAL FIRST HOME...

This three-bedroom semi-detached house provides deceptively spacious accommodation, making it an ideal opportunity for a first time buyer to personalise and create their perfect home. Located within close proximity to a range of local amenities, including shops, excellent transport links and great schools, this property offers both convenience and comfort. The lower level features an integral garage, while the ground floor comprises a hallway, a cozy living room and a well-appointed fitted kitchen. On the first floor, there are three generously sized bedrooms, a three-piece bathroom suite and access to a partially boarded loft, providing ample storage space. The front of the property boasts a double driveway, ensuring plenty of parking. At the rear, a private garden awaits, complete with a patio, a summerhouse and an additional driveway with a carport, perfect for outdoor relaxation and entertainment.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Private Rear Garden
- Car Port & Integral Garage
- Front & Rear Driveway
- Close To Local Amenities
- Must Be Viewed





LOWER LEVEL

Garage

16'4" x 14'11" (5.00 x 4.56)

The garage has carpeted flooring and a single wooden door.

GROUND FLOOR

Hallway

11'4" x 6'0" (3.46 x 1.83)

The hallway has wood-effect flooring, carpeted flooring, a radiator, a dado rail and a single UPVC door providing access into the garden.

Living Room

14'11" x 12'11" (4.55 x 3.69)

The living room has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator and a feature fireplace with a decorative surround.

Kitchen

11'4" x 8'6" (3.47 x 2.60)

The kitchen has a range of fitted base and wall units with worktops, an integrated oven, an electric hob, space and plumbing for a washing machine, a stainless steel sink with a drainer, space for a fridge, tiled flooring, partially tiled walls and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

10'5" x 5'11" (3.20 x 1.82)

The landing has carpeted flooring, a dado rail, a built-in cupboard, access to the partially boarded loft and provides access to the first floor accommodation.

Master Bedroom

11'10" x 8'7" (3.62 x 2.64)

The main bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, a radiator, panelled walls and wooden mirrored wardrobes.

Bedroom Two

11'8" x 8'6" (3.56 x 2.61)

The second bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring and a radiator.

Bedroom Three

7'1" x 5'11" (2.16 x 1.81)

The third bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring and a radiator.

Bathroom

6'0" x 5'6" (1.83 x 1.70)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with an electric shower, a glass shower screen, wood-effect flooring, a radiator, a towel rail, partially tiled walls and a UPVC double-glazed window to the front elevation.

OUTSIDE

Summer house

13'6" x 7'10" (4.12 x 2.40)

Front

To the front of the property is a double driveway.

Rear

To the rear of the property is a private garden with a fence panelled boundary, a patio, decorative stones, a summerhouse, a driveway with a carport and an external power supply.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast - 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G, most 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

High risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Amber Valley Borough Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

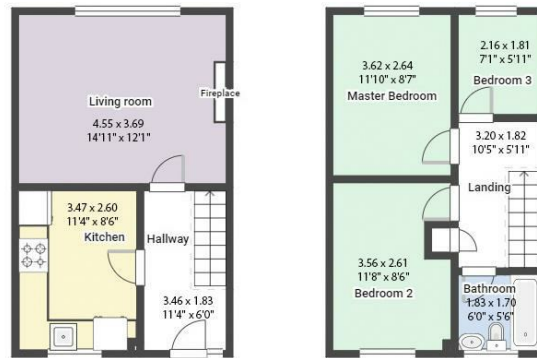
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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