



12 Avis Avenue

Marlpool Heanor DE75 7DD

£225,000



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A very good sized four bedroom semi-detached family home, built in the 1950's on a large plot, with off road parking & detached garage. Inside are two reception rooms, fitted kitchen, four good size bedrooms & family shower room.

The property is situated in Marlpool, Heanor close to Shipley country Park & the Nutbrook Trail William Gregg leisure centre & Heanor Memorial Park are within walking distance. There are some good local schools & shops including Tesco, Food Warehouse & Aldi with Langley Mill train station only a short bus ride away.

The property is offered with No Upward Chain.

SOLD

CHARLES NEWTON

ESTATE AGENTS & SOLICITORS

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Entrance Hallway

10'9" x 8" (3.28m x 2.44m)

Double glazed front door, stairs to the first floor, radiator, doors leading to dining room.

Dining Room

11'10" x 14'9" (3.61m x 4.50m)

With two double glazed windows to the front and rear elevation, laminate flooring, radiator, sliding door to lounge and kitchen.

Lounge

15'10" x 11'11" (4.83m x 3.63m)

Patio doors to garden, radiator, fireplace with gas fire.

Fitted Kitchen

11'1" x 9'4" (3.38m x 2.84m)

Door to side elevation, double glazed window to the rear elevation, wall & base units with laminate worktop over, stainless steel sink & drainer with mixer tap, tiled surround, built in electric oven & gas hob with extractor over, Plumbed for dishwasher & washing machine, space for fridge/freezer, radiator & tiled flooring.

First Floor Landing

Carpeted stairs & landing with double glazed window to the side elevation, loft hatch & doors off to all rooms.

Bedroom One

12'6" x 10'10" (3.81m x 3.30m)

Double glazed window to the rear elevation, radiator & fitted carpet.

Bedroom Two

11'9" x 9'3" (3.58m x 2.82m)

Double glazed window to the rear elevation, radiator & fitted carpet.

Bedroom Three

11'7" x 10'10" (3.53m x 3.30m)

Double glazed window to the rear elevation, radiator & fitted carpet.

Bedroom Four

8'7" x 7'5" (2.62m x 2.26m)

Double glazed window to the rear elevation, radiator & fitted carpet.

Shower Room

6'11" x 5'7" (2.11m x 1.70m)

Frosted double glazed window to the rear elevation, walk in shower, low flush WC, pedestal wash hand basin, wall mounted combi boiler, heated towel rail & tiled flooring.

Outside

Front Garden

Front garden with driveway to the side leading to large detached garage.

Detached Garage

25'1" x 12'4" (7.65m x 3.76m)

Double wooden doors to front.

Rear Garden

Large rear garden with patio area, concrete planter, large paved area leading to a gravel area, fence boundary (some panels missing)



Floor Plan



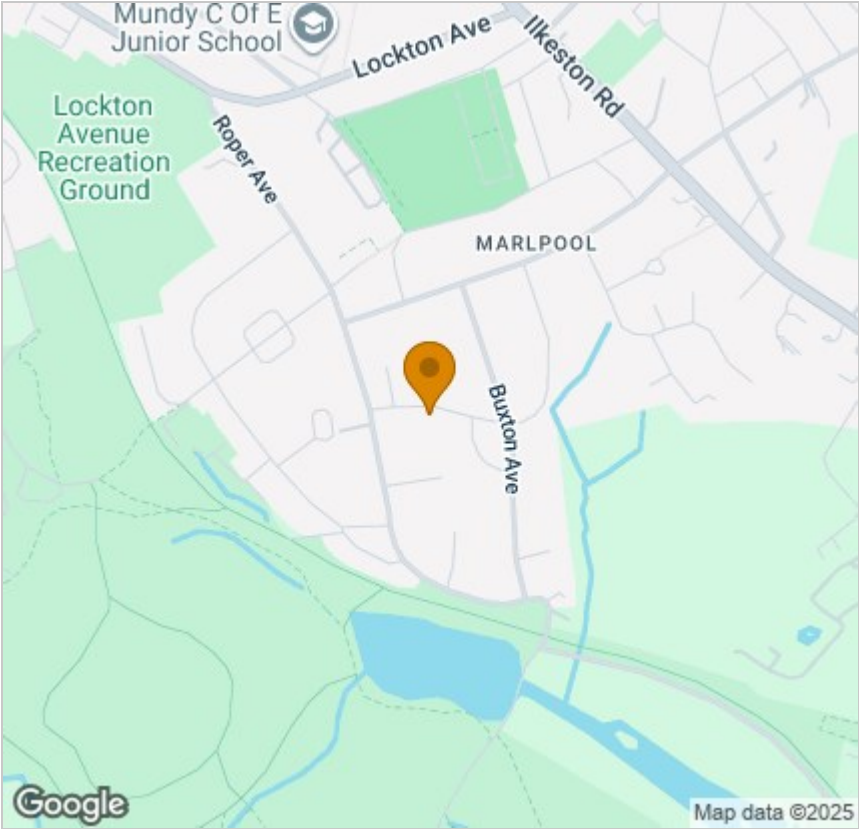
Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

