2 Marshall Street
Heanor
Derbyshire
DE75 7AT
01773715790
info@taylorbrownandsimms.co.uk
https://taylorbrownandsimms.co.uk/



Waterford Drive, Chaddesden, DE21 6TH £185,000







FEATURES:

- THREE BEDROOM MID-TERRACE HOME
- SPACIOUS LOUNGE-DINER WITH PATIO DOORS
- KITCHEN WITH GARDEN ACCESS
- BATHROOM WITH SHOWER OVER BATH
- PRIVATE REAR GARDEN
- BRICK BUILT OUTHOUSE FOR STORAGE
- COMMUNAL PARKING AREA
- NO UPWARD CHAIN
- IDEAL FOR INVESTOR OR FIRST TIME BUYERS
- NEAR SCHOOLS AND AMENITIES





COUNCIL TAX BAND: A EPC RATING: D

Entrance Hall Welcoming entrance with laminated flooring, radiator, stairs to the first floor, and door leading into the kitchen.

Kitchen 2.82 m x 2.76 m (9'3" x 9'1") Fitted with brown wall and base units and marble-effect roll-top work surfaces. Includes an oven, hob, and extractor fan, a single sink with mixer tap, and plumbing for a washing machine. Laminated flooring, window, and door opening

out to the garden. Door through to

the lounge diner.

Dining Area 2.86 m x 2.83 m (9'5" x 9'3") Bright and open with laminated flooring, radiator, and sliding patio doors leading to the patio area of the rear garden. Walkway through to the lounge.

Lounge 3.86 m x 4.09 m (12'8" x 13'5") A spacious living area with a frontfacing window, radiator, and laminated flooring.

First Floor Landing Carpeted with loft access and a handy storage cupboard. Doors lead to all three bedrooms and the bathroom.

Bathroom

Finished with lino tiles and tiled walls, WC, wash basin, bath with shower over, and window to the rear.

Bedroom One 3.61 m x 3.27 m (11'10" x 10'9") Good-sized double with carpet, window to the front, radiator, and cupboard housing the boiler.

Bedroom Two 3.20 m x 2.86 m (10'6" x 9'5") Double bedroom with window to the rear, fitted wardrobe, carpet, and radiator.

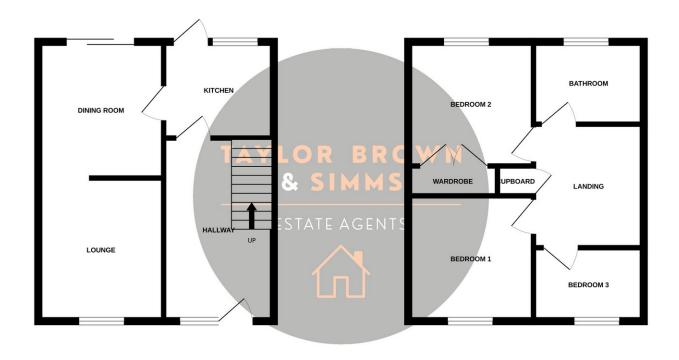
Bedroom Three 2.70 m x 2.41 m (8'10" x 7'11") Single bedroom with window to the front, carpet, and radiator.

Outside

To the front, a small grassed garden with hedging provides privacy and a path leading to the front door. To the rear, a courtyard and patio area with a wooden pergola, brickbuilt outhouse, and steps up to a lawn with mature shrubs and a further patio area. A gate at the bottom of the garden gives access to a communal parking area.



GROUND FLOOR 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, crooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

NOTICE TO PROSPECTIVE PURCHASERS

Please note that the information contained within this brochure is understood to be correct and accurate to the best of Taylor Brown & Simms Estate Agents knowledge. However, the information and measurements should not be relied upon to form any part of a contract or any offer made. The information offered is for guidance only particularly in relation to any listed appliances being in full working order. Purchasers should make their own investigations to verify correctness of same particularly if they intend to purchase the property for a specific use or purpose. The information contained within the brochure should not be republished or copied in any way for any other form of advertising or use without Taylor Brown & Simms permission.

