



Nelson Street
HEANOR



Nelson Street
HEANOR DE75 7QR

for sale offers in the region of
£180,000



Property Description

ATTENTION! Burchell Edwards are delighted to present this detached cottage in the popular location of Heanor. Nelson street is ideally situated for a range of local amenities including Heanor high street offering a range of shops, pubs and restaurants and is well connected to major road links including the A610 for Nottingham City Centre and the M1 Motorway at junction 26. In brief the property comprises of a fitted kitchen, lounge, utility room then to the first floor landing, family bathroom, two bedrooms. Outside there is an private and secluded garden. The property benefits from gas central heating and double glazing throughout. VIEWINGS ARE ABSOLUTELY ESSENTIAL.

Kitchen

14' x 10' (4.27m x 3.05m)

Accessed via a UPVC double glazed door to the front leading into the kitchen where there is a range of wall and base units and work surfaces incorporating a stainless steel sink and drainer with mixer tap over, electric oven with induction hob and extractor fan over, space and plumbing for dishwasher, central heating radiator, tiled flooring and UPVC double glazed window to the front and rear elevations.

Lounge

16' x 14' (4.88m x 4.27m)

Having carpet flooring, TV point, two central heating radiators, an electric wood burner effect fire with tiled hearth and surround, UPVC double glazed window to the front elevation, stairs leading to the first floor and door to the utility/ W.C.

Utility/ W.C

Having work surface, wall units, plumbing and space for washing machine, low level W.C, with wash hand basin over, central heating radiator, space for under counter fridge/ freezer and UPVC double glazed obscured window to the side elevation.



First Floor Landing

Having carpet flooring and doors off to the bedrooms and bathroom.

Bedroom One

13' 10" x 10' (4.22m x 3.05m)

Having UPVC double glazed window to the front elevation, carpet flooring, central heating radiator and over stairs storage cupboard with shelving.

Bedroom Two

10' x 8' (3.05m x 2.44m)

Having UPVC double glazed window to the rear elevation, carpet flooring and central heating radiator.

Bathroom

Fitted with a modern four piece suite comprising of panelled bath, walk-in shower cubicle with mains fed shower over, low level W.C and vanity wash hand basin, partly tiled walls, tiled flooring, central heating radiator and UPVC double glazed obscured window to the front elevation.

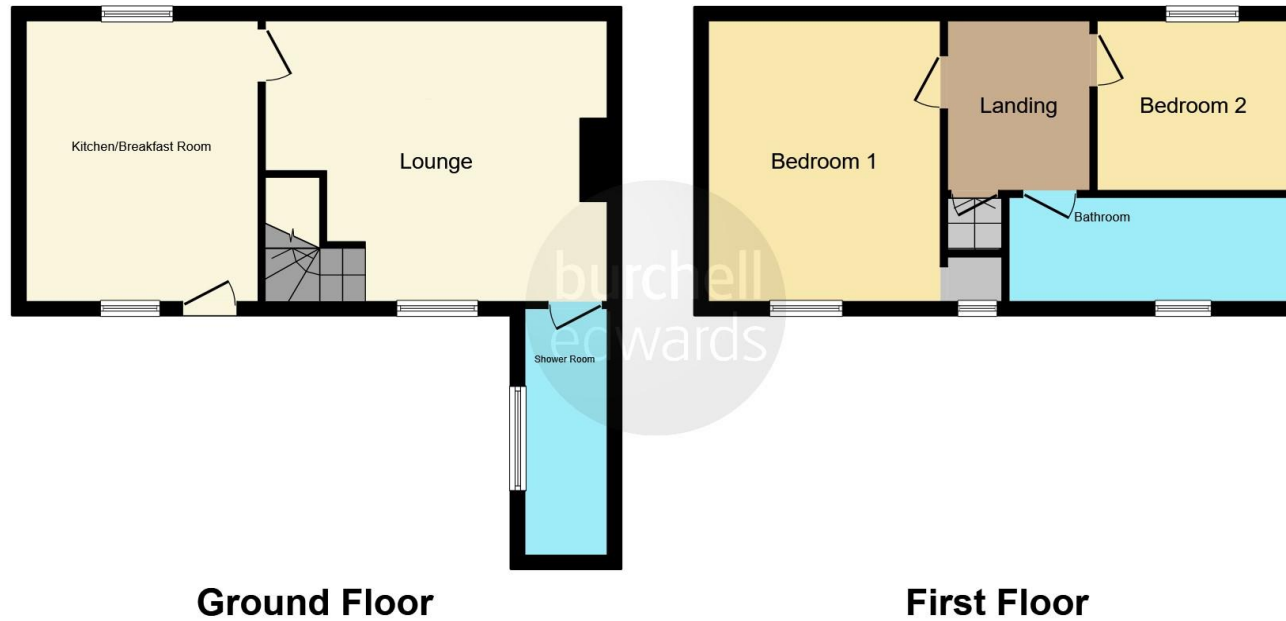
Outside

To the front the property is access via a wrought iron gate leading to a well presented private and secluded garden with laid lawn sections, well stocked borders, paved path leading to paved patio area, gravelled section with a timber shed and fenced and wall boundaries.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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Property Ref: EWD206735 - 0004