



Derby Road  
Heanor

burchell  
edwards



# Derby Road Heanor DE75 7QG

for sale offers over  
**£145,000**



## Property Description

This well presented two bedroom terraced property in the popular location of Heanor. Derby road is in close proximity to a wide variety of schools , shops, bus routes and major road links. In brief the property comprises of a lounge , kitchen diner , two bedrooms to the upper floor and utility bathroom and cellar to the ground floor. To the outside the property sits back from the road with a low maintenance frontage. To the rear there is a patio area, fully secured boundary and again of low maintenance. The property is both gas central heated and double glazed. This property needs to be viewed to fully appreciate what it has to offer.

## Ground Floor

### Lounge

11' 6" x 11' 5" ( 3.51m x 3.48m )

Accessed via a door to the front with a double glazed UPVC window to the front, gas fire place with surround, radiator and newly fitted carpet flooring.

### Kitchen Diner

11' 5" x 11' 4" ( 3.48m x 3.45m )

A newly fitted kitchen offering matching wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. There is a built-in electric oven, hob with extractor hood over and dishwasher. There is space for a free standing fridge freezer, cupboard housing the newly fitted boiler, radiator, laminate flooring and sliding patio doors leading out to the decked balcony overlooking the garden.

### Utility Room

11' 4" x 5' 8" ( 3.45m x 1.73m )

With base units, space and plumbing for a washing machine and space for a tumble dryer and newly fitted vinyl flooring.

### Cellar One

11' 6" x 5' 1" ( 3.51m x 1.55m )

Having power, radiator and carpet flooring.

### Cellar Two

11' 2" x 4' 11" ( 3.40m x 1.50m )

### First Floor

## Landing

### Bedroom One

11' 5" Plus recess x 11' 5" Into recess ( 3.48m Plus recess x 3.48m Into recess )  
With a double glazed UPVC window, radiator and newly fitted carpet flooring.

### Bedroom Two

11' 6" x 11' 2" ( 3.51m x 3.40m )  
With a double glazed UPVC window, radiator and newly fitted carpet flooring.

### Bathroom

Fitted with a bath with shower over, pedestal wash hand basin and low level W/C. There is a double glazed obscure window, radiator, ceiling light, tiled walls and newly fitted vinyl flooring.

## Outside

### Front

To the front you will find a low maintenance landscaped yard.

### Rear

To the rear you will find an enclosed, low maintenance garden offering a patio seating area as well as having a decorative pebbled path.















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**EPC Rating: C**

**Tenure: Freehold**

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