



Berle Avenue
Heanor



Property Description

*** Attention First Time Buyers ***

Well presented two bedroom property positioned on a cul-de-sac location benefiting from low maintenance gardens and a garage. In brief property comprises a spacious living room and breakfast kitchen. To the first floor the landing gives access to two bedrooms and a modern family bathroom. Outside the property is set back from the road, low maintenance front garden and gated side access leading to the secure rear garden. The property also benefits from a garage situated in a separate block.

Living Room

12' x 15' (3.66m x 4.57m)

Entrance through a uPVC door to the front elevation, carpet flooring, central heating radiator, TV point, stairs to the first floor, uPVC double glazed window to the front elevation and door to kitchen.

Kitchen

12' x 9' (3.66m x 2.74m)

Fitted with a range of wall and base units, work surface with inset sink, integrated oven with hob, space and plumbing for washing machine, space for fridge freezer, central heating radiator, tiled splash-backs, tiled flooring, uPVC double glazed window to the rear elevation and a uPVC double glazed door to the rear elevation leading to garden.

First Floor

Landing

With carpet flooring and doors to the two bedrooms and bathroom.

Bedroom One

12' x 9' (3.66m x 2.74m)

With wood effect flooring, central heating radiator and a uPVC double glazed window to the rear elevation.

Bedroom Two

11' x 6' (3.35m x 1.83m)

Wood effect flooring, central heating radiator, over stairs storage cupboard and a uPVC double glazed window to the front elevation.

Bathroom

Three piece suite comprising panlled bath with shower over, low level WC, wash basin, central heating radiator, wood effect flooring, tiled splash-backs and a uPVC double glazed obscure window to the front elevation.

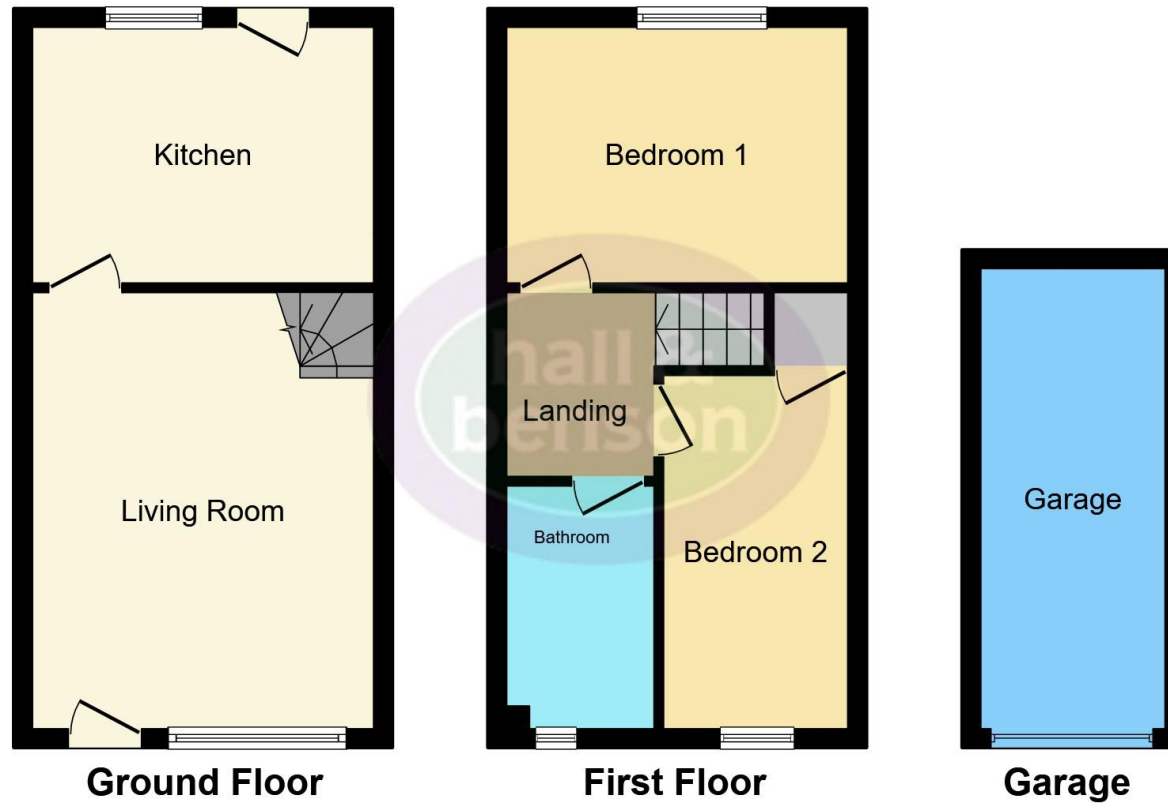
Outside

Outside the property is set back from the road, low maintenance front garden and gated side access leading to the secure rear garden. The property also benefits from a garage situated in a separate block.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

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EPC Rating: C

Tenure: Freehold

view this property online hallandbenson.co.uk/Property/HNR102145



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