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hall &
benson

Gladstone Street
Heanor



Property Description

*** Attention First Timer Buyers ***

Spacious three bedroom property situated within easy reach to Heanor town centre benefiting from two reception rooms and a generous rear garden. In brief property comprises living room, hall with under stairs storage, dining room, rear hall, kitchen and a family bathroom. To the first floor the landing gives access to three well proportioned bedrooms.

Outside the property is set back from the road with gated side access leading to the large rear garden. The rear garden boasts a patio area, outside cold water tap, brick outbuilding and a feature arch leading to lawn.

Living Room

12' Max x 11' (3.66m Max x 3.35m)

Entrance through a uPVC door to the front elevation, carpet flooring, TV point, fireplace with surround, uPVC double glazed window to the front elevation and door to hall.

Hall

With carpet flooring, stairs to the first floor, generous under stairs storage cupboard and door to dining room.

Dining Room

12' Max x 12' (3.66m Max x 3.66m)

Carpet flooring, central heating radiator, space for dining table, uPVC double glazed

window to the rear elevation and door to rear hall.

Rear Hall

With wood effect flooring, uPVC double glazed door to the side elevation leading to garden and opening to kitchen.

Kitchen

6' x 6' 11" (1.83m x 2.11m)

Fitted with a range of wall and base units, work surface with inset stainless steel sink, central heating radiator, space for oven, space and plumbing for washing machine, tiled splash-backs, wood effect flooring, uPVC double glazed window to the side elevation and door to bathroom.

Bathroom

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

First Floor

Landing

With carpet flooring, loft access and doors to the three bedrooms.

Bedroom One

12' Max x 11' (3.66m Max x 3.35m)

With carpet flooring, central heating radiator and two uPVC double glazed windows to the front elevation.

Bedroom Two

8' Max x 12' (2.44m Max x 3.66m)

With carpet flooring, central heating radiator, wall mounted boiler and a uPVC double glazed window to the rear elevation.

Bedroom Three

12' x 7' (3.66m x 2.13m)

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

Outside

Outside the property is set back from the road with gated side access leading to the large rear garden. The rear garden boasts a patio area, outside cold water tap, brick outbuilding and a feature arch leading to lawn.









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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13 Market Street
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EPC Rating: D

Tenure: Freehold

view this property online hallandbenson.co.uk/Property/HNR102224



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