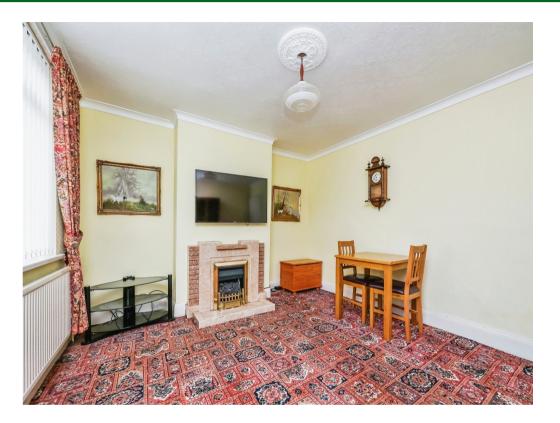




Elmsfield Avenue Heanor

Elmsfield Avenue Heanor DE75 7BD







Property Description

*** Attention First Time Buyers *** No Forward Chain ***

Three bedroom property situated in a popular location benefiting from two reception rooms and a driveway providing off street parking. In brief property comprises spacious living room, dining room with patio doors leading to the rear garden, hall and kitchen. To the first floor the landing gives access to the three bedrooms and well presented bathroom. Outside the property is set back from the road with a driveway and gated side access to the rear garden. Low maintenance rear garden with patio area, garden shed and an outside cold water tap.

Living Room

13' 10" x 12' (4.22m x 3.66m)

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

Hall

With carpet flooring, stairs to the first floor and door to dining room.

Dining Room

12' x 10' (3.66m x 3.05m)

Carpet flooring, central heating radiator, electric fireplace, walk-in pantry, TV point, uPVC double glazed patio door to the rear elevation opening to garden and door to

kitchen.

Kitchen

14' x 6' (4.27m x 1.83m)

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

First Floor

Landing

Carpet flooring, loft access via pull down ladder (boarded), storage cupboard and doors to the three bedrooms and bathroom.

Bathroom One

10' x 10' (3.05m x 3.05m)

With carpet flooring, central heating radiator, TV point, fitted wardrobes and a uPVC double glazed window to the rear elevation.

Bedroom Two

12' x 7' 5" (3.66m x 2.26m)

With carpet flooring, central heating radiator, sliding door opening to shower and a uPVC double glazed window to the front elevation.

Bedroom Three

9' $\max x$ 7' $\max (2.74 \text{m} \max x 2.13 \text{m} \max)$ Carpet flooring, central heating radiator and a uPVC double glazed window to the front elevation.

Bathroom

Three piece suite comprising panelled bath, low level WC, wash basin, heated towel rail, fully tiled walls, central heating radiator and a uPVC double glazed obscure window to the rear elevation.

Outside

Outside the property is set back from the road with a driveway and gated side access to the rear garden. Low maintenance rear garden with patio area, garden shed and an outside cold water tap.

















Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes



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

To view this property please contact Hall & Benson on

T 01773 715050 E heanor@hallandbenson.co.uk

13 Market Street HEANOR DE75 7NR

EPC Rating: D

view this property online hallandbenson.co.uk/Property/HNR102165





1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.