



Nelson Street
Heanor



Property Description

*** Attention First Time Buyers ***

Early viewing comes highly advised on this well presented two double bedroom property with loft room, benefiting from a breakfast kitchen and a generous rear garden. In brief property comprises living room, hall, breakfast kitchen with separate utility room and a family bathroom. To the first floor the landing gives access to the two bedrooms and access to loft room. Outside the rear garden is mainly laid to lawn with patio area and an outside cold water tap.

Living Room

11' 7" max x 11' 6" (3.53m max x 3.51m)

Entrance through a uPVC double glazed door to the front elevation, wood effect flooring, TV point, central heating radiator, uPVC double glazed window to the front elevation and door to inner hall.

Hall

With stairs to the first floor and door to breakfast kitchen.

Breakfast Kitchen

12' 7" x 12' (3.84m x 3.66m)

Fitted with a range of wall and base units, work surface with inset stainless steel sink, tiled splash-backs, integrated electric oven, four ring gas hob with extractor over, vinyl flooring, wall mounted boiler, central heating radiator, door to under stairs pantry, uPVC

double glazed window to the rear elevation and door to utility room.

Utility Room

10' 5" x 4' 5" (3.17m x 1.35m)

Fitted with base units, work surface, space and plumbing for washing machine, space for dryer, central heating radiator, vinyl flooring, uPVC double glazed door to the side elevation leading to garden, uPVC double glazed window to the side elevation and door to bathroom.

Family Bathroom

Three piece suite comprising panelled bath with shower over, glass shower screen, low level WC, wash basin, part tiled walls, vinyl flooring, central heating radiator and two uPVC double glazed windows to the side elevation.

First Floor

Landing

With doors to the two double bedrooms and stairs leading to the second floor loft room.

Bedroom One

11' 7" x 9' 3" (3.53m x 2.82m)

Carpet flooring, central heating radiator and two uPVC double glazed windows to the rear elevation.

Bedroom Two

11' 6" x 11' 1" (3.51m x 3.38m)

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

Second Floor

Loft Room

17' 9" max x 11' 8" max (5.41m max x 3.56m max)

With power, lighting and a double glazed window to the rear elevation.

Outside

Outside the rear garden is mainly laid to lawn with patio area and an outside cold water tap.









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

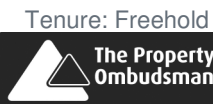
To view this property please contact Hall & Benson on

T 01773 715050
E heanor@hallandbenson.co.uk

13 Market Street
 HEANOR DE75 7NR

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