



Three Bedroom Semi-Detached House located in Heanor.

Asking Price Of
£220,000

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M **MERRITT ESTATES**
SALES, LETTINGS & PROPERTY MANAGEMENT

8 Avocet Close Heanor Derbyshire DE75 7UA



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766
sq ft

Merritt Estates are delighted to present to the market this well-maintained three-bedroom semi-detached home, ideally situated in the popular town of Heanor. The property offers generous living accommodation alongside excellent access to local amenities and transport links.

Upon entering, you are welcomed by an inviting entrance hall which leads to a convenient downstairs WC, adding practical value to the home. Positioned at the rear is a spacious lounge, enjoying plenty of natural light and providing an ideal space for both relaxation and entertaining. The fitted kitchen is thoughtfully designed with ample storage and worktop space, perfectly suited to everyday family living.

To the first floor are three well-proportioned bedrooms, each benefiting from good natural light. The centrally located family bathroom is fitted with modern fixtures, including a shower over the bath.

Externally, the property features a large rear garden - perfect for outdoor dining, family activities, or further landscaping potential.

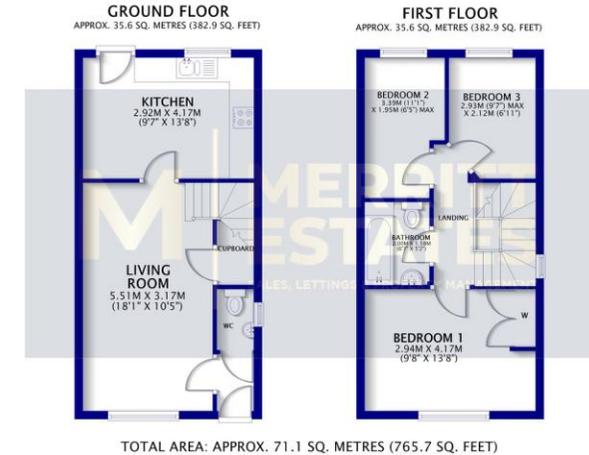
Additional benefits include driveway parking for multiple vehicles.

Situated close to local shops, schools, and public transport, this property represents an excellent opportunity for families, first-time buyers, or investors.

These sales particulars have been prepared by Merritt Estates and produced in good faith under the instruction of the vendor. All measurements are approximate.

In accordance with mandatory regulations, all Sales Agents must be part of a redress scheme. Merritt Estates are members of The Property Ombudsman. Purchaser information: Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require successful purchasers to provide two forms of identification prior to solicitors being instructed.

FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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