



Two Bedroom Mid -Terrace House located in Heanor.

Asking Price Of
£170,000

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M MERRITT ESTATES
SALES, LETTINGS & PROPERTY MANAGEMENT

11 Eames Close Heanor Derbyshire DE75 7AZ

Merritt Estates bring to the market this two-bedroom mid-terrace property, ideally located in the popular town of Heanor. Offering comfortable living space and excellent convenience for local amenities and transport links.

The accommodation begins with an entrance hall leading to a downstairs W/C, a valuable and practical feature. To the rear of the property is a large lounge area, providing a bright and spacious setting for both relaxing and entertaining. The kitchen is well arranged with ample storage and worktop space, catering perfectly to everyday living.

To the first floor, the property offers two well-proportioned bedrooms, both benefiting from good natural light. The family bathroom is conveniently positioned and fitted with modern fixtures.

Externally, the home boasts a large rear garden, ideal for outdoor dining, family enjoyment, or future landscaping potential. As a mid-terrace home, it offers efficient use of space and a cosy yet practical layout.

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

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

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 any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

CONTACT

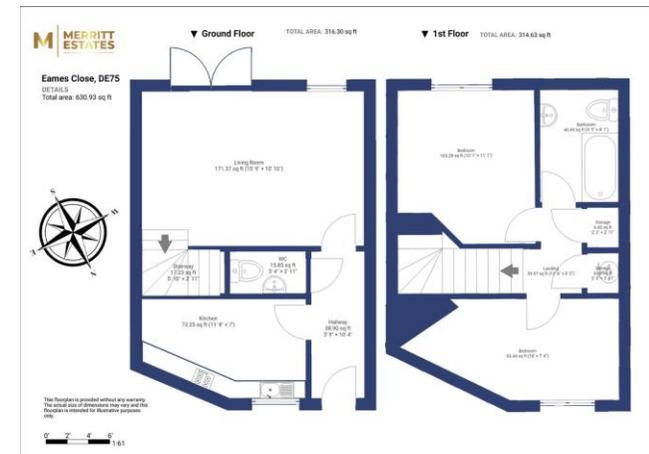
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FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



2



1



1



A



EPC

C

