



Breach Road  
Heanor

burchell  
edwards



### Property Description

Viewing's are essential on this three bedroom end terrace property! Set in a popular location the property is close to shops, schools and a wide range of amenities as well as being in close proximity to bus routes, major road links and Shipley Country Park. The property comprises of a welcoming entrance hallway, cloakroom, lounge, kitchen diner, three bedrooms with master benefiting from an ensuite and a family bathroom. To the outside of the property has a lawned area to the front as well as having a low maintenance garden to the rear. There are also two allocated parking spaces for the property. The property is both gas centrally heated, double glazed and must be viewed to be fully appreciated!

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



## Ground Floor

### Entrance Hall

Accessed via a door to the front with laminate flooring, radiator and doors leading to the cloakroom and lounge.

### Cloakroom

Fitted with a W/C and wash hand basin. There is a double glazed obscure window to the front and laminate flooring.

### Lounge

12' 11" x 10' 11" to stairs ( 3.94m x 3.33m to stairs )  
Having a double glazed window to the front, radiator, door leading to the kitchen diner, laminate flooring and stairs leading to the first floor.

### Kitchen Diner

.15' 7" max x 13' 10" ( 4.75m max x 4.22m )  
A fitted kitchen with matching wall and base units with complementary work surfaces over with an inset one and a half bowl sink and drainer unit with mixer tap over. There is a built-in electric oven, gas hob with cooker hood over, cupboard housing the boiler, space and plumbing for a washing machine, space for a fridge freezer and understairs storage. With a double glazed window overlooking the rear garden, French doors leading out to the garden, radiator and laminate flooring.

## First Floor

### Landing

Having access to the three bedroom and family bathroom. With a handy storage cupboard, radiator, loft access and a radiator.

### Bedroom One

11' 4" x 10' 2" ( 3.45m x 3.10m )

Having a double glazed window to the front, radiator carpet flooring and door to the en-suite.

### En-Suite

Fitted with a shower cubicle, wash hand basin and W/C. With a radiator, double glazed obscure window to the rear, extractor fan and vinyl flooring.

### Bedroom Two

10' 5" x 6' 11" ( 3.17m x 2.11m )

Having a double glazed window to the rear, radiator and carpet flooring.

### Bedroom Three

9' 8" max x 6' 7" ( 2.95m max x 2.01m )

Having a double glazed window to the rear, radiator and carpet flooring.

### Bathroom

Fitted with a bath with shower over, wash hand basin and W/C. There is a heated towel rail, extractor fan and vinyl flooring.

## Outside

### Front

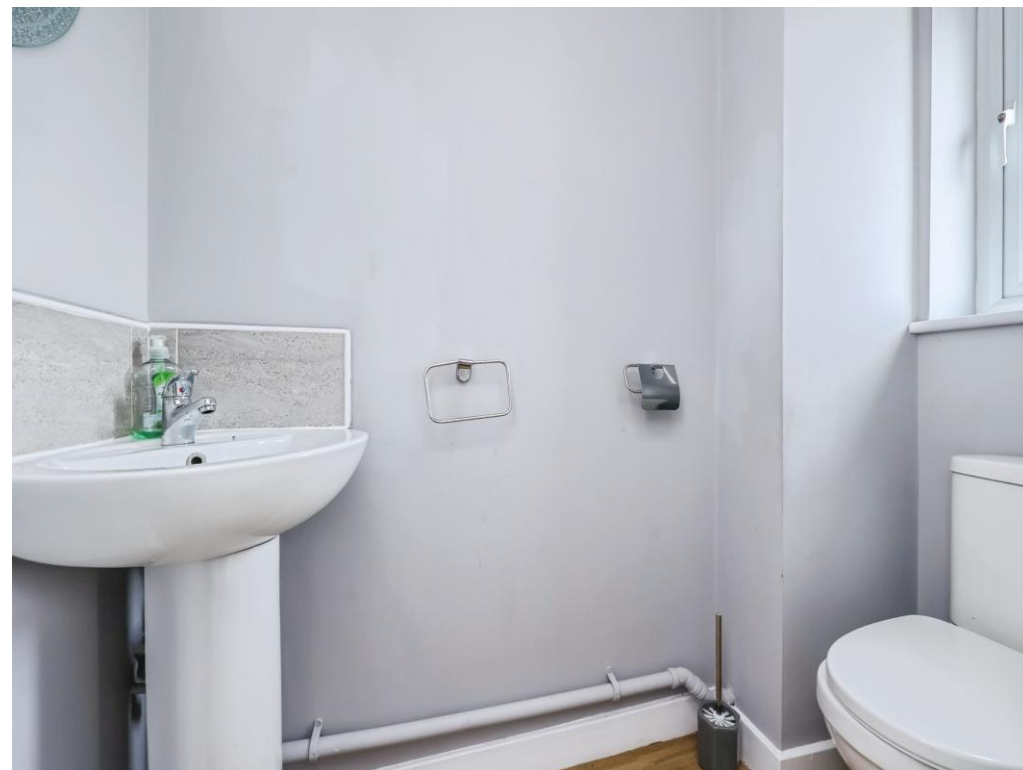
To the front, there is a lawned area as well as a pathway leading to the property.

### Rear

To the rear you will find a low maintenance garden offering a garden shed, patio area and lawned area as well as having side access.

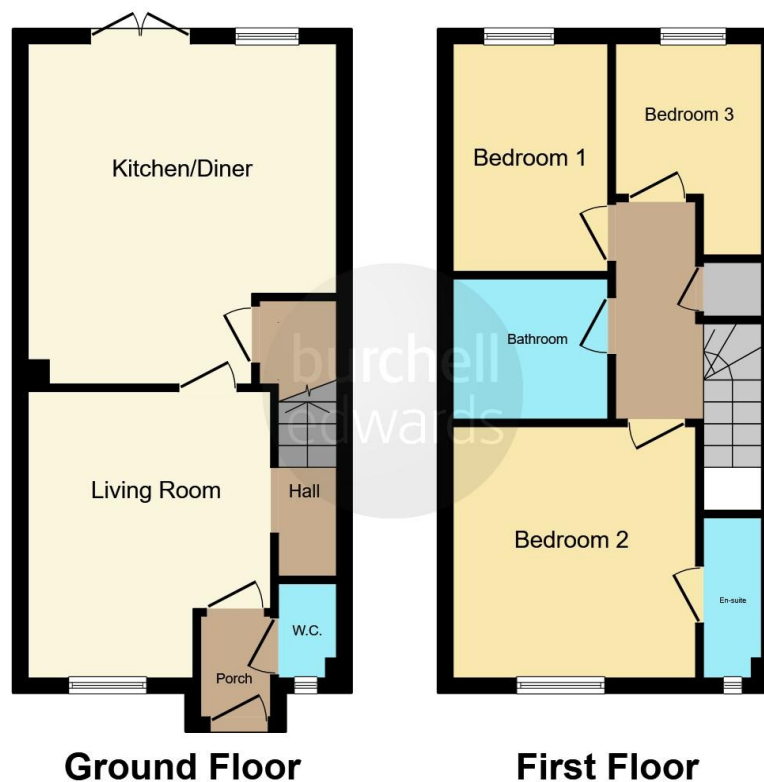
### Parking

There are two allocated parking spaces for this property.









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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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EPC Rating: B Council Tax  
 Band: B

Tenure: Freehold

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