

Smeeton Street
Heanor

burchell edwards

Smeeton Street
Heanor DE75 7HP

for sale offers in the region of
£180,000







Property Description

A well presented three bedroom semi detached property, situated in Heanor which is a popular residential location on a cul-de-sac. Smeeton Street is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief the property briefly comprises of an entrance hallway, fitted kitchen/diner, lounge and conservatory overlooking the rear garden. To the first floor, the landing leads to all bedrooms and the family bathroom. The main bedroom gives access via a staircase to the loft room. Outside, the property has a driveway to the front, providing off road parking for two cars giving access to the storage garage and a well presented landscaped rear garden.

Entrance Porch

UPVC door access, laminate flooring, storage cupboard and access;

Kitchen/ Diner

14' 11" max x 10' 2" max (4.55m max x 3.10m max)
Fitted with wall and base units incorporating a stainless steel sink and drainer, complementary tiled splashbacks, freestanding oven, plumbing for washing machine, TV point, vinyl flooring, radiator and UPVC double glazed window to the front elevation.

Lounge

17' 3" max x 14' 11" max (5.26m max x 4.55m max)
Sliding doors to the rear, carpet flooring, radiator, gas fire, TV point, open staircase to the first floor.

Landing

Carpet flooring, airing cupboard.

Bedroom One

11' 10" x 11' 9" (3.61m x 3.58m)

UPVC double glazed window to the rear elevation, radiator, carpet flooring and stairs to the loft room.

Loft Room

.14' 9" x 12' 6" (4.50m x 3.81m)

(Restricted head height).

Velux window to the rear and window to the side, carpet flooring and access to separate W.C and wall mounted sink.

Bedroom Two

8' 8" x 7' 6" (2.64m x 2.29m)

UPVC double glazed window to the front elevation, radiator and carpet flooring.

Bedroom Three

8' 11" into room recess x 7' 1" (2.72m into room recess x 2.16m)

UPVC double glazed window to the front elevation, radiator and carpet flooring.

Front

Block paved driveway providing good off road parking, access to integral garage and access to the side elevation to the rear garden.

Rear

The rear garden is mainly laid to lawn with a patio area for seating with mature shrubs and bushes and enclosed with a fenced boundary.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







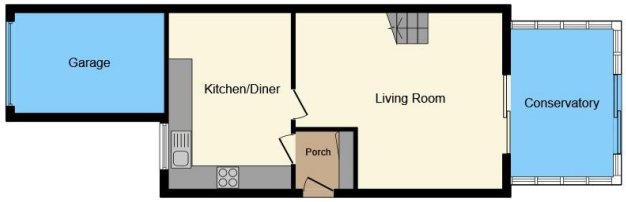



VAULT – FOREVER!

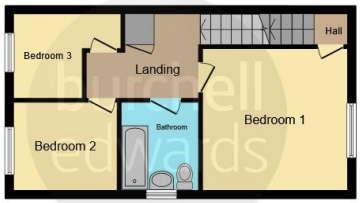








Ground Floor



First Floor



Loft Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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134 Nottingham Road Eastwood
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EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD205636

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.

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