



Ella Bank Road  
Heanor

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Heanor DE75 7HF

for sale offers over  
**£180,000**



### Property Description

An immaculately presented three-bedroom semi-detached property, ideal for first-time buyers and growing families alike. This fantastic home offers well-balanced accommodation throughout, featuring a welcoming entrance, a convenient downstairs WC, and a spacious living area perfect for both relaxing and entertaining.

To the rear, the property boasts a newly landscaped garden, thoughtfully designed to create a private outdoor retreat, ideal for enjoying warmer months. A useful lean-to provides additional storage space and further practicality.

Upstairs, there are three well-proportioned bedrooms served by a modern family bathroom, making this home perfectly suited to everyday family living.

Externally, the property benefits from a driveway providing off-road parking, enhancing its overall appeal.

This is an absolutely incredible opportunity to step onto the property ladder or secure a long-term family home. Early viewings are highly advised to avoid disappointment.

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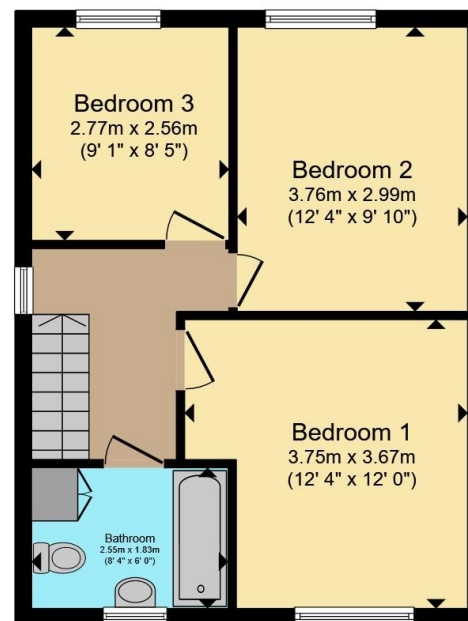








**Ground Floor**



**First Floor**

Total floor area 93.2 m<sup>2</sup> (1,003 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Hall & Benson on

**T 01773 715050**  
**E [heanor@hallandbenon.co.uk](mailto:heanor@hallandbenon.co.uk)**

13 Market Street  
 HEANOR DE75 7NR

EPC Rating: D Council Tax  
 Band: A

**view this property online [hallandbenon.co.uk/Property/HNR103513](http://hallandbenon.co.uk/Property/HNR103513)**

Tenure: Freehold



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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