



Not for marketing purposes INTERNAL USE ONLY

Wellington Street
Heanor



Property Description

This well presented two double bedroom detached property in the sought after location of Heanor. Wellington street is in close proximity to a wide range of local amenities such as; schools , shops, bus routes , easy commute into the town and easy access to major road links. In brief the property comprises of; to the ground floor, an entrance hallway, two reception rooms and a kitchen with utility room and downstairs W/C. To the first floor there is two double bedrooms and a large family bathroom suite. Outside to the front the property boasts character features from the curb with parking on either side of the property and to the rear there is an enclosed private garden. This property needs to be viewed to truly appreciate all it has to offer.

Agent Note

Please note that the AML fee covers 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.

Entrance Hall

Allowing access to; the lounge , dining room and stairs to the first floor.

Living Room

Situated to the left hand elevation with a multi

fuel burner , double glazed window to the front elevation and features high characterful ceilings.

Dining Room

Situated to the right hand elevation with a double glazed window to the front elevation, another window to the rear elevation, pantry under the stairs and door leading into the kitchen

Kitchen

Situated to the rear elevation this fitted kitchen comprises of a base units with counter tops over , sink and drainer unit with double glazed window above, stylish tiled splash backs and plumbing for a dishwasher with doors leading to the utility and W/C , rear garden and dining room

Utility

accessed off of the kitchen , the utility room has plumbing for washing machine , allows extra storage and access to the ground floor W/C

Ground Floor W/C

Accessed from the utility, comprising of a low level W/C and wash hand basin

First Floor Landing

Allows access to both bedrooms and the family bathroom

Bedroom One

Situated to the left hand elevation with double glazed window to the front elevation

Bedroom Two

Situated to the right hand elevation with double glazed window to the front elevation

Family Bathroom

Situated to the rear elevation this four piece family suite consists of , a bath with mixer taps over , shower cubicle, low level W/C and wash hand basin

Outside

To the front the property stands proudly with its double fronted features boasting the character and age of the property with parking either side. To the rear there is a private enclosed rear garden with with wall and fenced boundaries , lawned area , mature shrubs and a patio area.

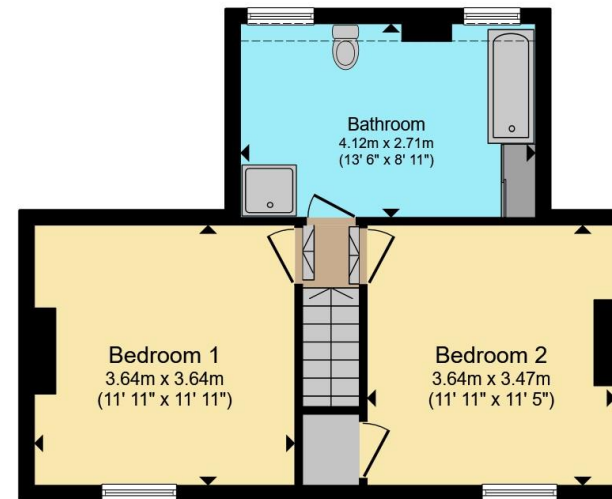








Ground Floor



First Floor

Total floor area 81.4 m² (876 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



To view this property please contact Hall & Benson on

T 01773 715050
E heanor@hallandbenon.co.uk

13 Market Street
 HEANOR DE75 7NR

EPC Rating: D Council Tax
 Band: B

check out more properties at hallandbenon.co.uk

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.

Hall & Benson is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.hallandbenon.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HNR103696 - 0004