Robert Ellis

look no further. . .

Chapel Street
Heanor, Derbyshire DE75 7NA

AN EXTREMELY WELL PRESENTED VICTORIAN THREE BEDROOM TERRACED HOUSE.

£155,000 Freehold

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ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED VICTORIAN THREE BEDROOM MID TERRACED PROPERTY SITUATED WITHIN THIS POPULAR RESIDENTIAL LOCATION WITHIN EASY REACH OF THE LOCAL AMENITIES IN HEANOR CENTRE AND OPEN SPACE OF SHIPLEY COUNTRY PARK.

The accommodation comprises a welcoming dining room, lounge, kitchen, utility room and bathroom to the ground floor. The first floor landing then provides access to three bedrooms.

The property also benefits from gas fired central heating from combination boiler, double glazing and generous garden space to the rear.

We believe that the property would ideally suit those looking to purchase their first home or as an investment opportunity and due to the property's location which is in easy reach of good nearby amenities, schooling, transport links and open countryside space, we believe that the property is well worth an internal viewing.

DINING ROOM
11'5" x 11'4" (3.49 x 3.46)
uPVC panel and double glazed front entrance door, double glazed window to the front (with fitted blind), feature Adam-style fire surround incorporating electric fire, radiator, decorative beamed ceiling, laminate flooring, meter cupboard box and door to lounge.

LOUNGE
18'3" x 11'4" (5.58 x 3.47)
Turning staircase rising to the first floor with decorative open spindle balustrade, radiator, wooden flooring, double glazed window to the rear with fitted blind, access to the kitchen, media points, and feature chimneybreast incorporating multi fuel stone with slate hearth.

KITCHEN
12'1" x 6'3" (3.70 x 1.93)
Equipped with a matching range of fitted base and wall storage cupboards with roll top work surfaces incorporating one and a half bowl sink unit with pull out spray hose mixer tap and draining board, fitted counter-level four ring hob with extractor over and oven beneath, integrated dishwasher and microwave, wall mounted gas fired boxed-in combination boiler (for central heating and hot water purposes), double glazed window to the side (with fitted blind), tiled floor and spotlight. Opening through to the utility space where there is a continuation of the tiled floor matched from the kitchen, plumbing for the washing machine, door to bathroom and uPVC panel and double glazed exit door to outside.

BATHROOM
6'1" x 5'9" (1.87 x 1.76)
Three piece suite comprising panel bath with shower over and glass shower screen, wash hand basin with mixer tap and storage cabinet beneath, and hidden cistern push flush WC. Double glazed window to the rear (with fitted blind), tiling to the walls and floor, chrome heated ladder towel radiator.

FIRST FLOOR LANDING
Access to a part boarded loft space via pulldown loft ladders to the loft space which is lit, lagged and has power. Doors to all bedrooms.

BEDROOM ONE
11'8" x 9'1" (3.57 x 2.77)
Double glazed window to the front (with fitted blinds), radiator and fully fitted to one wall mirror fronted sliding door wardrobes.

BEDROOM TWO
12'1" x 8'1" (3.70 x 2.47)
Double glazed window to the side and radiator.

BEDROOM THREE
12'0" x 6'2" (3.68 x 1.90)
Double glazed window to the rear and radiator.

OUTSIDE
To the front of the property there is a fore garden with dwarf brick boundary wall and wrought iron pedestrian gate providing access to the front entrance door.

REAR GARDEN
Enclosed by timber fencing, predominantly with concrete posts and gravel boards to the boundary line which incorporates a paved patio seating area leading onto a further decked entertaining space, flanked by a garden lawn with a timber storage shed situated to the rear of the plot. Within the garden there is an external water tap, power point and lighting, as well as a decorative palm tree.

DIRECTIONAL NOTE
From the centre of Heanor, proceed in the direction of Shipley Country Park before taking an eventual right hand turn onto Breach Road. Take the first right onto Chapel Street and the property can be found on the right hand side.

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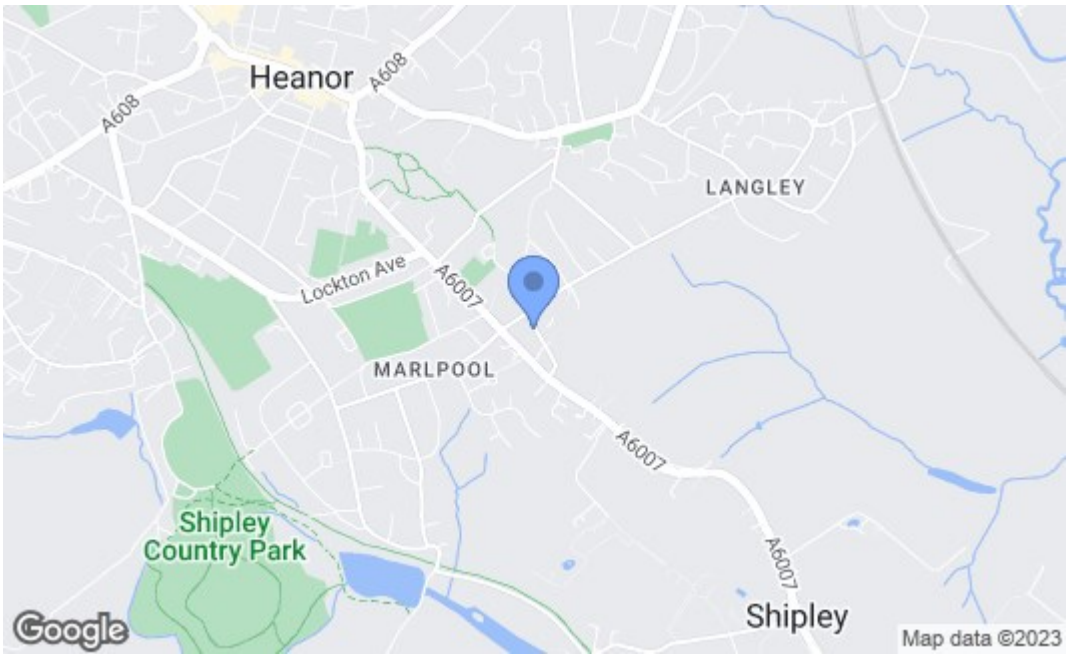

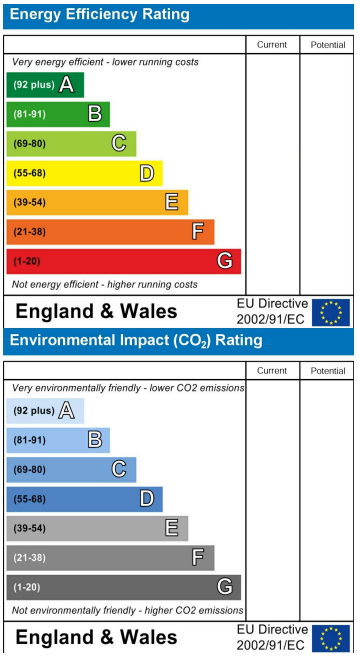

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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