



Marshall Street
Heanor



Property Description

This characterful mid terraced bay fronted property is ideal for a first time buyer or investor. Marshall street is ideally situated in close proximity to a wide variety of local amenities such as; schools, shops, easy commute to town, parks , bus routes and great access to major road links. In brief the property consists of; an entrance hallway, two reception rooms and kitchen. To the first floor there is two double bedrooms and the bathroom suit. Outside the rear is deceptive with brick outbuildings, patio area and lawn with fence and bushed boundaries. This property needs to be viewed to truly appreciate what it has to offer.

Entrance Hallway

Allowing access to both reception rooms and stairs leading to the first floor with minton styled flooring.

Lounge

Situated to the front elevation with a character bay window , carpet flooring and gas fire with a wooden feature surround.

Dining Room

situated tot he rear elevation with laminate flooring , window to the rear and door to the kitchen

Kitchen

The kitchen comprises of a variety of wall and base units with counter tops over stylish splash backs, sink and drainer unit, integrated oven with four ring gas hobs above and extractor over, plumbing for washing machine, rear and side window , door to the garden and tiled flooring.

First Floor Landing

The open landing is laid to carpet , has a window allowing natural light and gives access to all areas of the first floor.

Bedroom One

Situated to the rear elevation this double bedroom has a window with radiator below and carpet flooring,

Bedroom Two

Situated to the front elevation this double bedroom has a window with radiator below and carpet flooring,

Bathroom

The three piece family suite consists of; a bath with shower over, low level W/C and wash hand basin, frosted widow tot he rear vinyl flooring and towel radiator.

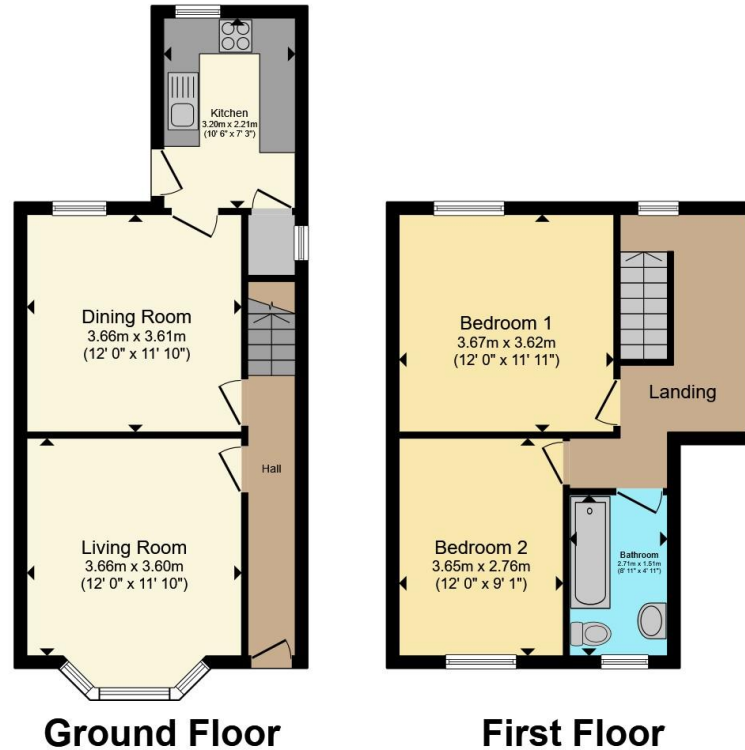
Outside

The outside is deceptively spacious with a patio area , lawned area and also benefits from outbuildings whilst secured with fenced and mature shrub boundaries.









Total floor area 80.1 m² (862 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: A

view this property online hallandbenon.co.uk/Property/HNR103679

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: HNR103679 - 0002