

hall & benson

Berle Avenue
Heanor

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Heanor DE75 7PS

for sale offers in excess of
£210,000







Property Description

Beautifully presented throughout, this impressive three-bedroom semi-detached family home occupies a desirable end plot position and offers spacious accommodation perfectly suited to modern family living. Boasting three genuine double bedrooms, generous living space and a range of attractive features, this is a home that must be viewed to be fully appreciated.

The accommodation briefly comprises a spacious living room, ideal for relaxing and entertaining, alongside a charming kitchen diner which provides the perfect setting for family meals and social gatherings. To the first floor are three well-proportioned double bedrooms and a modern family bathroom finished to a high standard.

Externally, the property truly excels. The rear garden benefits from the advantages of its end plot position, providing a wonderful outdoor space for families to enjoy. A standout feature is the covered lean-to seating area, currently utilised as an entertaining and relaxation space throughout the year. Further into the garden is a decked seating area, perfect for outdoor dining, summer barbecues and enjoying the warmer months.

Completing the package is a detached garage, providing valuable storage or potential secure parking. Combining spacious accommodation, excellent outdoor space and stylish presentation throughout, this fantastic family home is ready to move straight into.







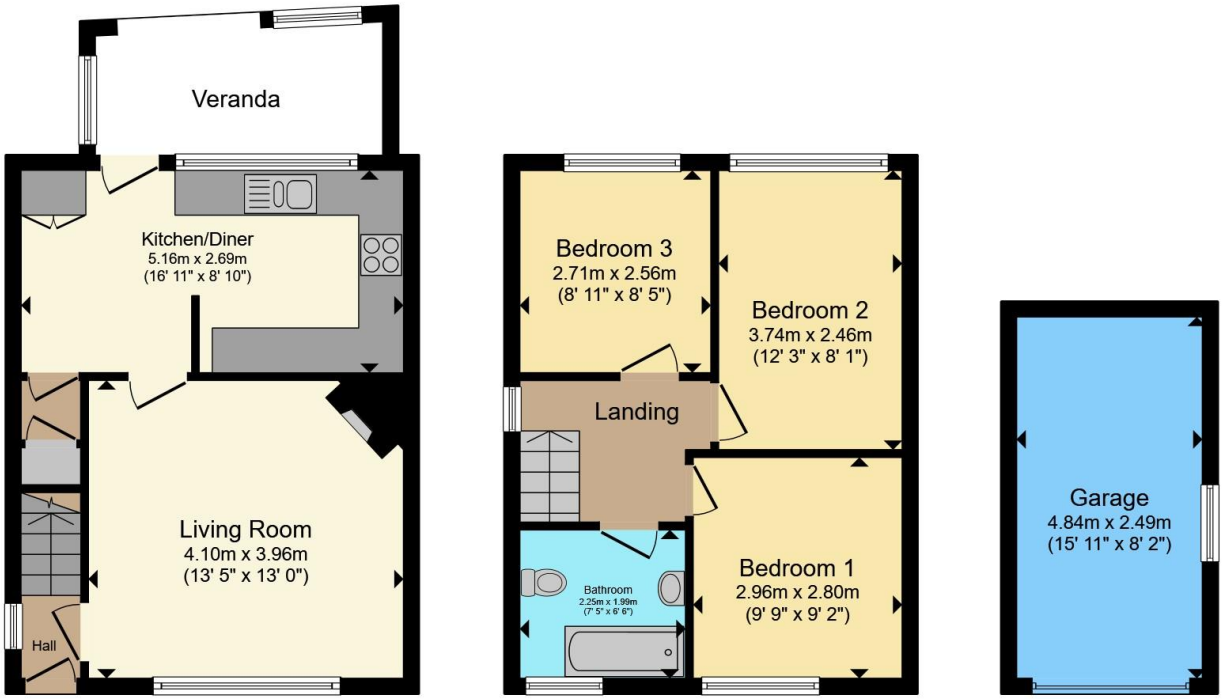









TWISTED
WRETCHED
SCARRED
HOOKED
CROSSED



Total floor area 81.7 m² (879 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

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13 Market Street
HEANOR DE75 7NR

EPC Rating: Awaited

Council Tax Band: A

Tenure: Freehold

view this property online hallandbenson.co.uk/Property/HNR103843

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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