



Holbrook Street  
Heanor, Derbyshire DE75 7BA

A TWO BEDROOM MID TERRACED  
HOUSE.

**Offers Over £150,000 Freehold**



ROBERT ELLIS ARE DELIGHTED TO WELCOME TO THE MARKET THIS EXTREMELY WELL PRESENTED AND LOOKED AFTER TWO BEDROOM MID TERRACED HOUSE SITUATED WITHIN THIS POPULAR AND ESTABLISHED RESIDENTIAL LOCATION.

With accommodation over two floors, the ground floor comprises front living room, inner hallway with access to an understairs pantry, dining room and kitchen. The first floor landing provides access to two bedrooms and a spacious bathroom.

The property also benefits from gas fired central heating from combination boiler, double glazing, two separate reception rooms with multi-fuel burning stove and generous garden space to the rear. There is also the benefit of 12 solar panels in total (6 to the front, 6 to the rear) which will bring a combination of a reduction in energy costs and an income via selling back to the grid with a 4kw battery.

Also externally there is a useful utility room and access to an external WC.

The property is situated in this popular and established residential location which also offers far reaching views from the first floor rear bedroom window and also provides easy access for nearby amenities, shopping facilities, transport links, schooling if required, as well as open countryside.

We believe the property will make an ideal first time buy or young family home and we therefore highly recommend an internal viewing.



## LIVING ROOM

12'8" x 11'2" (3.88 x 3.42)

uPVC panel and double glazed front entrance door, double glazed window to the front (with fitted blinds), radiator with display surround, wall light points, media points, central chimney breast incorporating a multi-fuel burning stove. Door to inner lobby.

## INNER LOBBY

Staircase rising to the first floor, radiator, useful understairs walk-in pantry with lighting, power and shelving.

## DINING ROOM

12'10" x 12'2" (3.92 x 3.71)

Double glazed window to the rear (with fitted blinds), radiator, coving, wall light points, central chimney breast incorporating space for a plug-in electric fire with double power socket. Door to the kitchen.

## KITCHEN

10'3" x 7'5" (3.14 x 2.27)

The kitchen comprises a matching range of fitted base and wall storage cupboards and drawers with roll top work surfaces incorporating one and a half bowl sink unit with draining board and mixer tap. Space for cooker with extractor hood over, space for under-counter fridge, wine rack, glass fronted crockery cupboards, decorative wall tiling, double glazed window to the side, uPVC panel and double glazed exit door to outside. Mini shaped breakfast bar with radiator underneath.

## FIRST FLOOR LANDING

Doors to both bedrooms and bathroom. Decorative wood spindle and glass balustrade, useful storage cupboard. Access to a partially boarded and insulated loft space which contains the battery and inverter for the solar panels.

## BEDROOM ONE

12'9" x 11'7" (3.90 x 3.55)

Double glazed window to the front (with fitted blinds), radiator, range of fitted bedroom furniture including open wardrobes, shelving and drawer units.

## BEDROOM TWO

12'2" x 8'11" (3.73 x 2.74)

Double glazed window to the rear overlooking the rear garden and countryside views beyond (with fitted blinds), central chimney breast with radiator, fitted full height double wardrobes and overhead storage cupboards either side, one of which contained the gas fired combination boiler for central heating and hot water purposes. Additional full height double wardrobe and overhead storage cupboard to the adjoining wall. A larger than average double bedroom having the benefit of the flying freehold over the adjoining alley.

## BATHROOM

8'8" x 5'6" (2.65 x 1.70)

Four piece suite comprising corner panel bath with bath seat, mixer tap and shower attachment, separate tiled and enclosed shower cubicle with glass screen and door with mains shower, push flush WC, wash hand basin with mixer tap with double storage drawers beneath. Fully tiled walls, laminate flooring, chrome ladder towel radiator, double glazed window to the rear.

## OUTSIDE

To the front there is a wrought iron entrance gate with decorative wall to a resin low maintenance frontage which provides access to the front entrance door. Leading down the left hand side of the property there is a covered entry which then has a pedestrian gate leading into the rear garden.

## TO THE REAR

The property benefit from a generous overall garden reaching approximately 100ft which is enclosed by timber fencing with concrete posts and gravel boards to either side. The garden has been designed for straightforward maintenance, the length being predominantly paved offering a variety of different seating areas throughout the day, raised and planted rockery flowerbed housing a variety of bushes and shrubbery, as well as decorative gravel stone chippings leading towards the foot of the plot. To the top end of the garden there is a useful almost full width pitched roof garden shed (ideal for general storage of garden equipment). Within the garden there is an external lighting point, water tap, power socket and wrought iron pedestrian gate providing access back through the entry to the front of the property.

## OUTSIDE UTILITY

5'2" x 4'11" (1.60 x 1.52)

Plumbing for washing machine, space for tumble dryer and/or fridge/freezer, double glazed window to the rear, double power socket, lighting. Opening through to WC.

## WC

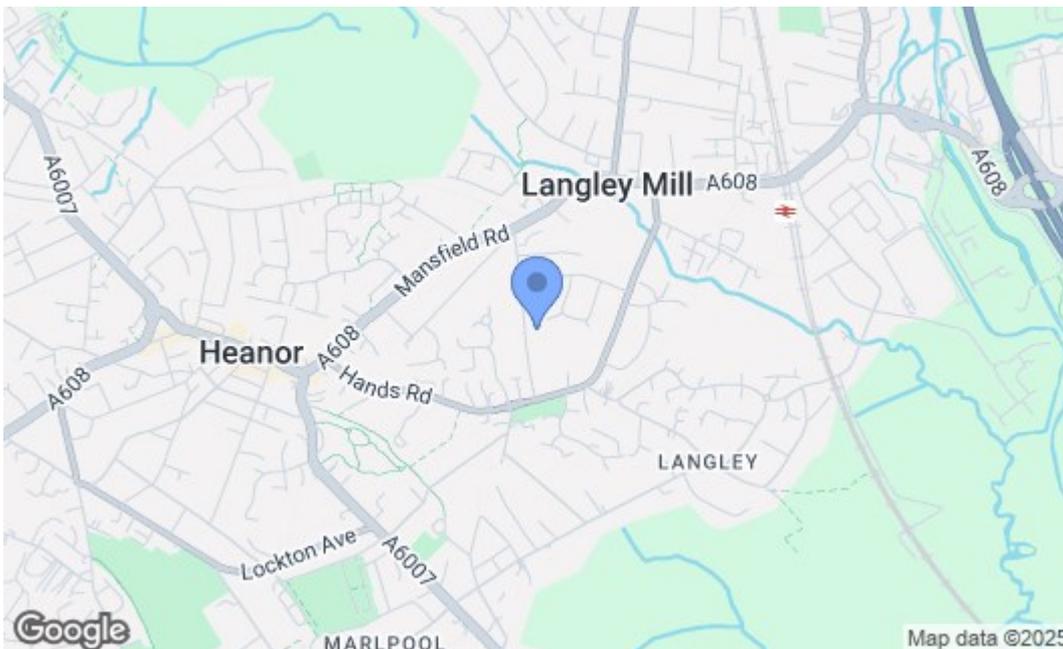
5'3" x 2'11" (1.61 x 0.89)

Housing a push flush WC with storage shelving and mains lighting point.

## AGENTS NOTE

The property has the benefit of owned solar panels to the property with 6 to the front and 6 to the rear with battery and inverter located in the loft space. The solar panels provide a reduction in energy bills to the property which over the current 2024 year have been approximately 50% whilst also providing an income via resales back to the grid. We ask that you confirm all this information regarding the solar panels, as well as the flying freehold over the entry with your solicitor prior to completion.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.