



Howitt Street  
Heanor, Derbyshire DE75 7AU

**£130,000 Freehold**

A TWO DOUBLE BEDROOM MID  
TERRACED HOUSE.





A surprisingly spacious two double bedroom mid terraced house.

This well presented property comes to the market with a completed upward chain and benefits from gas fired central heating and double glazed windows.

The accommodation comprises living room, separate dining room, fitted kitchen with useful conservatory beyond. To the first floor, the landing provides access to two genuine double bedrooms and a family bathroom.

What cannot be appreciated from the front is the exceptionally long rear garden which the property enjoys. With expansive lawn, patios and a small wooded arear at the top, a great place for families to enjoy in the Summer months.

Situated on a residential street of other terraced properties, close to the town centre of Heanor. Nearby are local schools for all ages and there are good road networks linking Nottingham and Derby.

This property is ideal for first time buyers and an internal viewing is recommended.



## LIVING ROOM

13'3" x 11'6" (4.04 x 3.52)

Radiator, double glazed window, door to the front.

## INNER LOBBY

Walk-in study area, stairs to the first floor.

## DINING ROOM

9'10" x 12'7" (3 x 3.84)

Radiator, double glazed window to the front.

## KITCHEN

17'7" x 6'11" (5.38 x 2.13)

Range of fitted wall, base and drawer units, with work surfacing and inset stainless steel sink unit with single drainer. Gas cooker point, plumbing for washing machine, appliance space. Double glazed window, double glazed patio door to conservatory.

## CONSERVATORY

uPVC double glazed construction, radiator, door to rear garden.

## FIRST FLOOR LANDING

Doors to bedrooms and bathroom.

## BEDROOM ONE

12'6" x 12'0" (3.82 x 3.67)

Built-in airing cupboard housing gas combination boiler (for central heating and hot water), radiator, double glazed window to the rear.

## BEDROOM TWO

11'5" x 10'0" (3.50 x 3.07)

Radiator, double glazed window to the front.

## FAMILY BATHROOM

11'4" x 6'1" (3.46 x 1.86)

Four piece suite comprising wash hand basin, low flush WC, bath and separate shower cubicle. Heated towel rail, double glazed window.

## OUTSIDE

To the front, there is a small walled-in garden, shared pedestrian passageway at the side of the property with gate leading to the rear garden. The rear garden is fenced

and enclosed with a concrete patio area and stepping stones leading to the main garden laid to lawn (with stepping stones throughout). The lawn leads to a further garden area at the foot of the plot.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
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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.