



10 Sycamore Gardens, Heanor, DE75 7WD

Offers over £170,000

RENSHAW ESTATES are Thrilled to offer this MODERN THREE BED SEMI-DETACHED * Popular Cul-De-Sac Location * DRIVEWAY & GARAGE * Beautifully Presented * ENCLOSED REAR GARDEN * Dining Kitchen * NO UPWARD CHAIN * Viewing Advised * VIDEO TOUR AVAILABLE *



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ENTRANCE HALL

Double glazed Composite door, radiator, stairs to first floor.

LOUNGE 4.8M X 3.7M (15'9" X 12'2")

UPVC double glazed window, radiator.

DINING KITCHEN 4.7M X 2.9M (15'5" X 9'6")

UPVC double glazed French doors and window, radiator, wall and base units with roll edge worktops and upstands, gas hob, electric oven, stainless extractor hood, 1½ drainer sink, tiled flooring, ceiling spotlights, Worcester Combination boiler.

W.C.

Pedestal wash basin, close coupled W.C., tiled splash backs, radiator.

LANDING

UPVC double glazed window, loft access, radiator.

BEDROOM 4M X 2.9M (13'1" X 9'6")

UPVC double glazed window, radiator, fitted wardrobe.

BEDROOM 3M X 2.8M (9'10" X 9'2")

UPVC double glazed window, radiator, open views to rear.

BEDROOM 2.8M X 1.9M (9'2" X 6'3")

UPVC double glazed window, radiator, open views to rear.

BATHROOM 2.4M X 1.8M (7'10" X 5'11")

UPVC double glazed window, radiator, L shaped panelled bath with dual rainfall shower over, pedestal wash basin, close coupled W.C., tiled splash backs.

OUTSIDE

Front: Tarmac driveway and garage with slabbed path leading to..

Side: Garden laid to lawn with slabbed path leading to...

Rear: Garden mainly laid to lawn with slabbed patio.

GARAGE

Up and over door.

EPC INFORMATION

Energy Efficiency Rating = C

CURRENT COUNCIL TAX BAND C

MORTGAGE & SOLICITORS..

We have you covered with everything under one roof.

Please get in touch to discuss how we can help with your mortgage and your conveyancing with our recommended solicitors.

ANTI MONEY LAUNDERING

In order for us to comply with current regulations, we will require evidence of identification for any prospective purchaser. We ask for your prompt co-operation so as not to delay the negotiation or sales process.

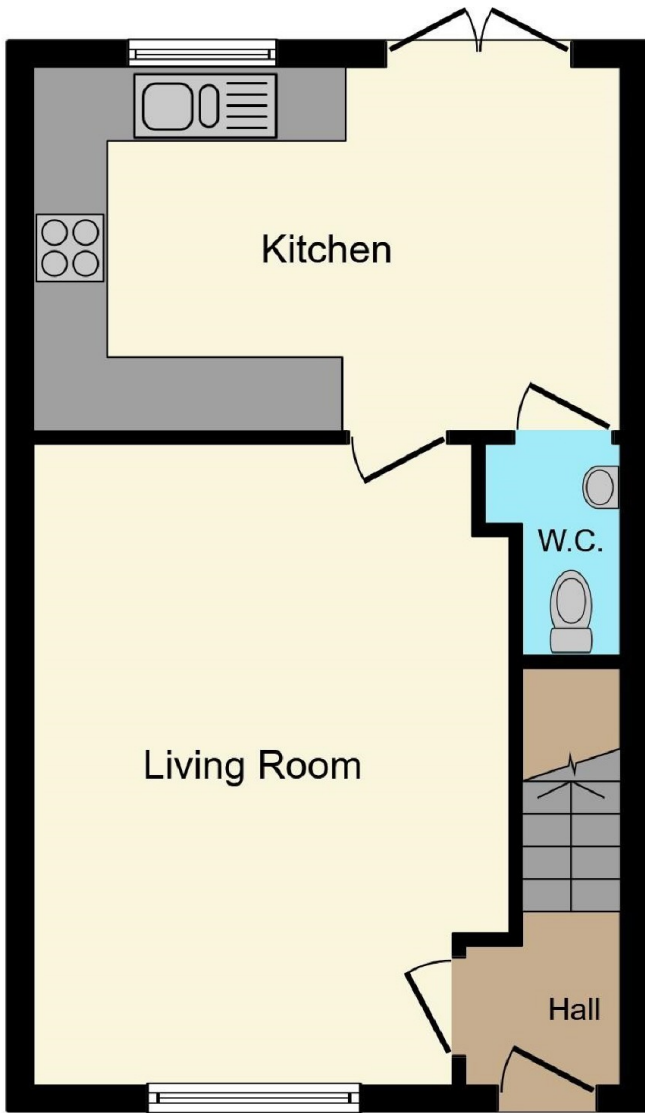
ADDITIONAL INFORMATION

These particulars do not constitute any part of the offer or contract. Measurements are approx. Mentioned appliances and services to be included in the sale have not been tested by ourselves and we recommend that all interested parties satisfy themselves as to the condition and working order prior to purchasing. None of the statements contained in these details or floor plan are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither do Renshaw Estates

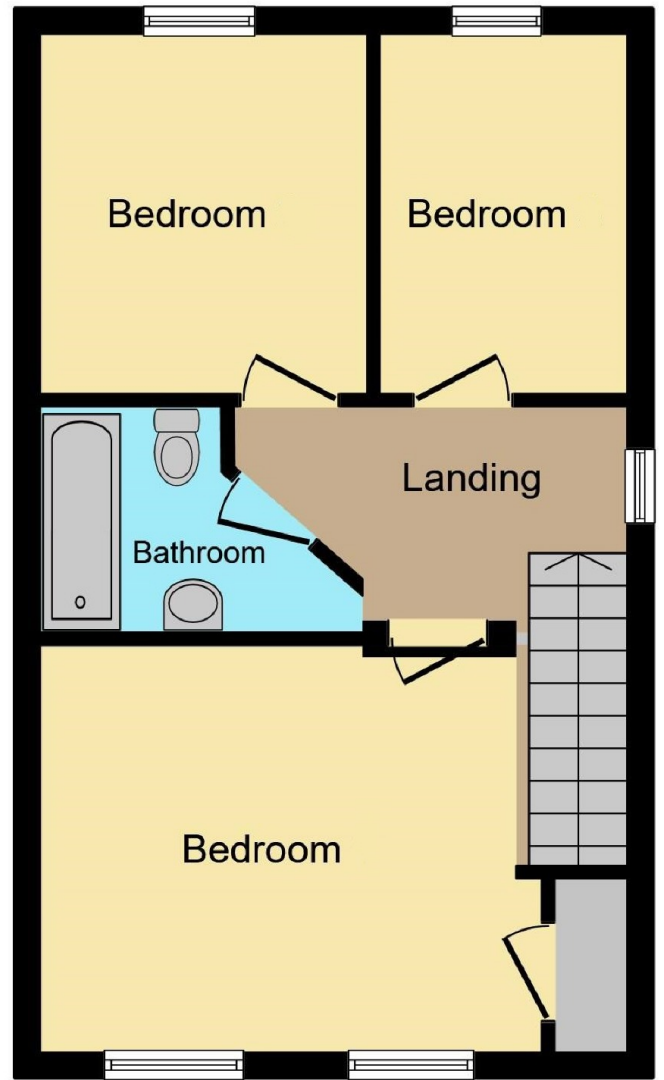
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nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property.
We are members of the Property Redress Scheme: www.theprs.co.uk





Ground Floor



First Floor