



CURRAN  
BIRDS  
+  
CO

Smeeton Street, Heanor  
Derbyshire  
£120,000



# CURRAN BIRDS + CO

Welcome to CB+CO, where *dedication* meets *excellence*, and impeccable service is our hallmark.



NO CHAIN - A well proportioned traditional two-bedroom end-of-terrace home situated in a quiet cul-de-sac location within easy reach of excellent amenities in Heanor and Langley Mill. This property offers a practical layout with a spacious lounge and dining area and a well-proportioned kitchen. The first floor landing leads to two double bedrooms and bathroom. There is a good sized garden to the rear with raised level patio and lower garden area.

The property does require some cosmetic updating, presents a good opportunity for first-time buyers or an investor. The property has a combination boiler central heating system, double glazing and a functional kitchen and bathroom already in place. The property offers a good potential in a highly convenient location close to local amenities and offering easy access to major road networks.









### The Detail

The ground floor offers a spacious open-plan lounge and dining area with front-facing window, laminate flooring, and an open plan staircase leading to the first floor. At the rear of the property, the kitchen provides access to the garden. The kitchen is fitted with wall, base and drawer units and worktops and an integrated electric oven and hob.

Upstairs, there are two double bedrooms—one positioned at the front of the property and the other overlooking the rear garden. The bathroom includes a three-piece suite with tiled walls and an electric shower over the bath. The combination boiler is also located in a boiler cupboard.

Outside, the rear garden features a mix of patio and lawn with planting beds and enclosed fencing, offering a useful outdoor area. On-street parking is available on Smeeton Street.











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## The Location

Smeeton Street enjoys a tucked-away position in Heanor, with local shops, cafes, and essential services all within walking distance. The nearby town centre offers a choice of supermarkets, independent retailers, and public transport links including buses to Derby, Nottingham, and surrounding areas.

For those who enjoy the outdoors, Shipley Country Park is just a short walk away, providing 700 acres of scenic woodland and trails. Langley Mill station is also close by, offering convenient rail connections for commuters. Families will appreciate access to a selection of nearby schools, while the area's connectivity to the A610 and M1 makes travel further afield straightforward.





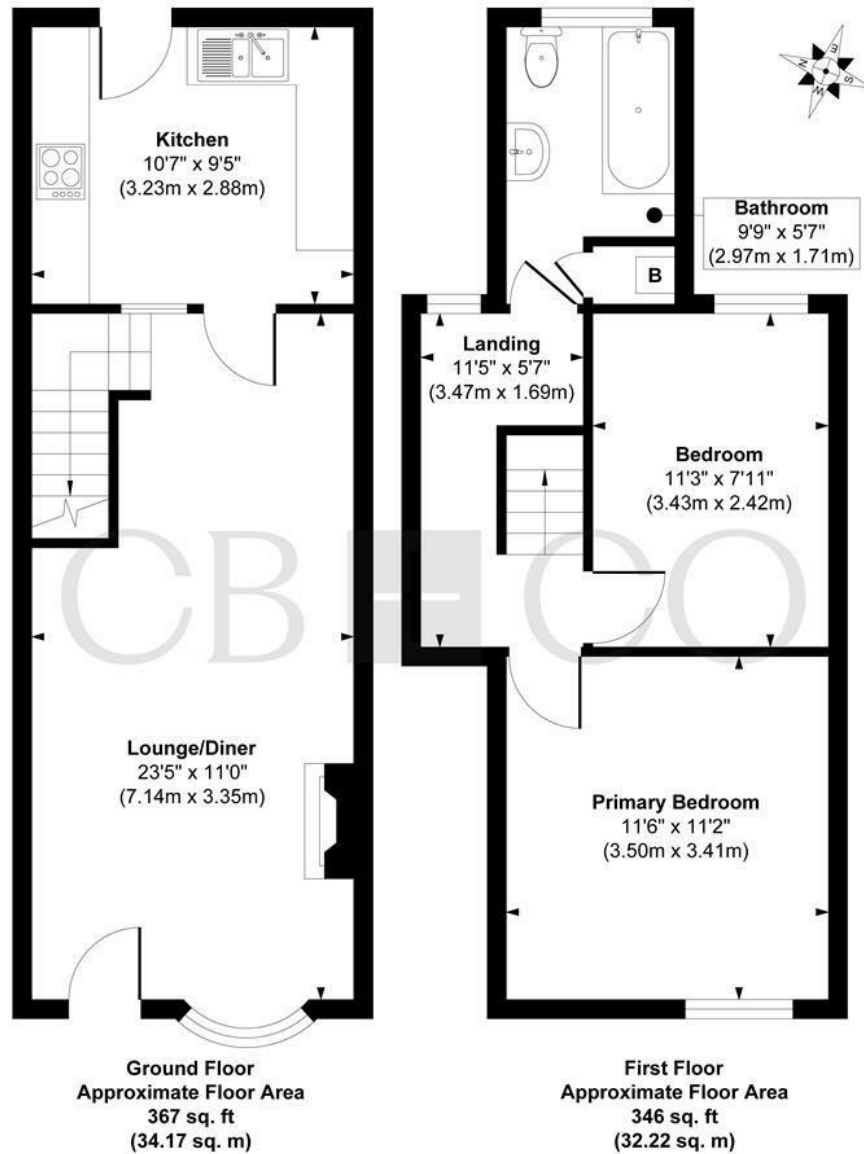








Smeeton Street, Heanor, Derbyshire



Approx. Gross Internal Floor Area 713 sq. ft / 66.39 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## The Particulars

- Traditional End Terraced Home
- Ideal for First Time Buyer & Investors
- Cul-de-Sac Location off Lee Lane
- Gas Central Heating & uPVC Double Glazing
- Spacious Lounge Dining Room & Fitted Kitchen
- Two Double Bedrooms & Bathroom
- Generous Split Level Rear Garden
- Excellent Access to Major Road Networks
- Close to Excellent Local Amenities in Heanor & Langley Mill
- No Chain Involved

### Size

Approx 713.00 sq ft

### Energy Performance Certificate (EPC)

Rating D

### Council Tax Band

A

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Let's *Talk*

01332 411050  
hello@curranbirds.co  
curranbirds.co

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