



23 Starthe Bank,
Heanor, DE75 7AX

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**** SOLD AS SEEN ****

This mid terraced property provides accommodation arranged over two floors including; an entrance porch, an entrance hall, a living room, and a kitchen on the ground floor, with the first floor landing giving access to three bedrooms, and the wet room.

Benefiting from gas central heating and UPVC double glazing, the property has a garden to the rear, laid to patio seating areas and lawn, plus a further garden to the front. The property also has a garage.

Situated in the market town of Heanor, the property is within easy reach of local facilities, with main road routes also giving access to Nottingham and Derby.

Offered to the market with no upward chain, and in need of refurbishment throughout, the property will make an ideal investment purchase.

Guide Price £130,000



GROUND FLOOR ACCOMMODATION

UPVC Double Glazed Entrance Door

Opening to the:-

Entrance Porch

Giving access into the:-

Entrance Hall

Stairs off to the first floor, under stairs storage cupboard, access to the kitchen, and the living room.

Kitchen 9'5" x 7'8" (2.879 x 2.358)

Fitted units to the wall and base, roll edge work surface, single drainer sink unit. space and plumbing for a washing machine, cooker point.

UPVC double glazed window and door to the rear elevation.

Living Room 15'6" x 16'1" (4.74 x 4.92)

UPVC double glazed windows to the front and rear elevations, fitted electric fireplace, radiator, television point.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Giving access to three bedrooms, and the wet room. The landing also has an airing cupboard (housing the combination boiler).

Bedroom One 10'0" x 14'0" (3.07 x 4.29)

Large double glazed window to the rear elevation.

Bedroom Two 10'0" x 9'9" (3.05 x 2.99)

UPVC double glazed window to the rear elevation.

Bedroom Three 10'2" x 6'3" (3.12 x 1.92)

UPVC double glazed window to the front elevation, loft access hatch.

Wet Room 6'3" x 5'5" (1.92 x 1.67)

Fitted with a low flush wc, a wash hand basin, and a walk in shower enclosure with an electric shower and a folding glass screen.

UPVC double glazed window to the front elevation, with opaque glass.

OUTSIDE

At the front of the property, there is a pathway to the entrance door, with a lawned area adjacent.

To the rear of the property there is a block paved patio seating area, with steps up to a lawn, and two further raised patio seating areas.

The property also has a garage.

Council Tax Band

Council Tax Band A. Amber Valley Borough Council.

Amount Payable 2026/2027 £1588.31.

Referral Arrangement Note

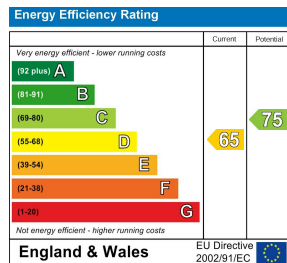
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