

Burleigh Crescent, Swanwick.

£230,000 Freehold

FOR SALE



DP **DERBYSHIRE**
PROPERTIES
- SALES & LETTINGS -

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PROPERTIES

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PROPERTY DESCRIPTION

Derbyshire Properties are delighted to bring to the market this two bedrooomed detached bungalow within the much sort after village of Swanwick in cul-de-sac location. Driveway providing parking for 2/3 vehicles and attached garage. Low maintenance front and rear gardens. Available with No Upward Chain. Viewing is highly recommended.

FEATURES

- Cul-De-Sac Location
- Walking distance to local amenities
- Two Bedrooms
- Shower Room
- Driveway and garage
- Much sought after location
- No Upward Chain



ROOM DESCRIPTIONS

Entrance Hallway

With Upvc double glazed entrance door, access to loft space, wood effect laminate flooring and doors to:

Lounge

4.73m x 3.15m (15' 6" x 10' 4")

With Upvc double glazed window to the front elevation, feature brick fireplace with coal effect living flame gas fire, carpeted flooring and radiator.

Kitchen

3.55m x 2.11m (11' 8" x 6' 11")

With Upvc double glazed window and door to side elevation. Range of base and eye level units with worktop over, tiled splashbacks, single drainer sink unit with mixer tap over, built in gas oven and hob, plumbing for washing machine and tiled floor covering.

Airing Cupboard

With Upvc double glazed window, carpeted flooring and radiator.

Bathroom

2.58m x 1.66m (8' 6" x 5' 5")

With frosted Upvc double glazed window to the side elevation, tiled floor covering, chrome effect heated towel rail, low level wc, wash hand basing with mixer tap and shower cubicle with attachment over.

Bedroom One

3.83m x 3.16m (12' 7" x 10' 4")

With Upvc double glazed window to the rear elevation, radiator, carpeted flooring and range of built in wardrobes and drawers.

Bedroom Two

3.03m x 2.74m (9' 11" x 9' 0")

With Upvc double glazed window to the rear elevation, radiator, carpeted flooring, range of built in wardrobes and drawers.

Outside

Low maintenance front and rear gardens which are mainly pebbled with some planted shrubs to the boarders. Driveway to the front of the property providing parking for 2/3 vehicles which leads to an attached garage.

Council Tax

We understand that the property currently falls within council tax band C, with Amber Valley Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN & EPC

