

Hallfieldgate Lane, Shirland, Derbyshire.

£250,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

A rare opportunity to purchase this three bedroom semi detached property in the heart of Shirland occupying an enviable semi-rural position whilst being conveniently positioned for local facilities such as Primary schools, shops, walking routes and transport links such as the A38 and M1 motorways.

Sitting on an impressive plot, the property boasts parking for at least four vehicles to the rear as well as a large enclosed garden that is PERFECT for entertaining and those with young children and pets.

Internally the property briefly comprises: Entrance Hall, Lounge, Breakfast Kitchen, Rear Hallway and Downstairs WC to the ground floor. To the first floor there are Two Double Bedrooms, One single Bedroom/Study and the Family Bathroom.

The property makes a wonderful family home. We recommend an early internal inspection to avoid disappointment.

FEATURES

- Three Bedroom Semi Detached
- Large Rear Garden
- Off Street Parking For 3-4 Cars
- Idyllic Village Location
- Family Bathroom And Downstairs WC
- Gas central heating & double glazing



ROOM DESCRIPTIONS

Entrance Hall

Accessed via wooden door featuring stained glass panels, this Entrance Hall hosts wall mounted radiator with decorative cover, stairs to the first floor and understairs storage/hanging space. Separate doorways to Breakfast Kitchen and Lounge.

Lounge/Living Room

4.35m x 3.58m (14' 3" x 11' 9") With double glazed bay window to the front elevation, feature fireplace consisting of raised hearth and decorative wooden beam, wall mounted radiator and carpeted flooring.

Breakfast Kitchen

3.87m x 3.53m (12' 8" x 11' 7") Fitted with a range of matching wall and base units with wrapped work surfaces. Splashback tiling to cover inset stainless steel one and a half bowl sink and drainer and the freestanding gas cooker/hob. With laminate flooring, designer radiator, ceiling light, double glazed window to the rear elevation and a door to the utility room.

Utility Room

1.75m x 1.74m (5' 9" x 5' 9") Designed to include space/plumbing for a washing machine and tumble dryer, tiled flooring, radiator, access via internal door to the WC and a double glazed door to the rear opening to the garden.

WC

0.85m x 1.73m (2' 9" x 5' 8") Fitted with a low level WC and a pedestal wash basin. Wall mounted radiator and double glazed obscured window to the side elevation.

First Floor

Landing

Providing access to all three Bedrooms and the Family Bathroom, with double glazed window to the side elevation. The loft can also be accessed via the landing.

Bedroom One

3.88m x 3.58m (12' 9" x 11' 9") Accessed via wooden door, with double glazed window to the front elevation, carpeted flooring and wall mounted radiator.

Bedroom Two

3.89m x 3.59m (12' 9" x 11' 9") Accessed via wooden door, with double glazed window to the rear elevation, carpeted flooring and wall mounted radiator.

Bedroom Three

2.18m x 1.74m (7' 2" x 5' 9") Accessed via wooden door, with double glazed window to the front elevation, carpeted flooring and wall mounted radiator.

Bathroom

2.77m x 1.76m (9' 1" x 5' 9") A four piece suite comprising; Shower cubicle, bath, pedestal wash basin and toilet. Wall mounted radiator, laminate flooring and double glazed obscured window to rear elevation.

OUTSIDE

Sitting on an impressive plot, the property boasts parking for at least four vehicles to the rear as well as a large enclosed garden that is PERFECT for entertaining and those with young children and pets.

Council Tax

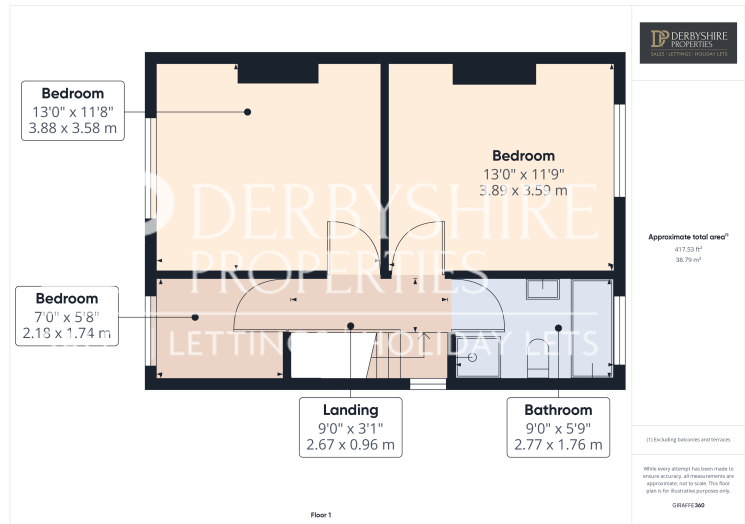
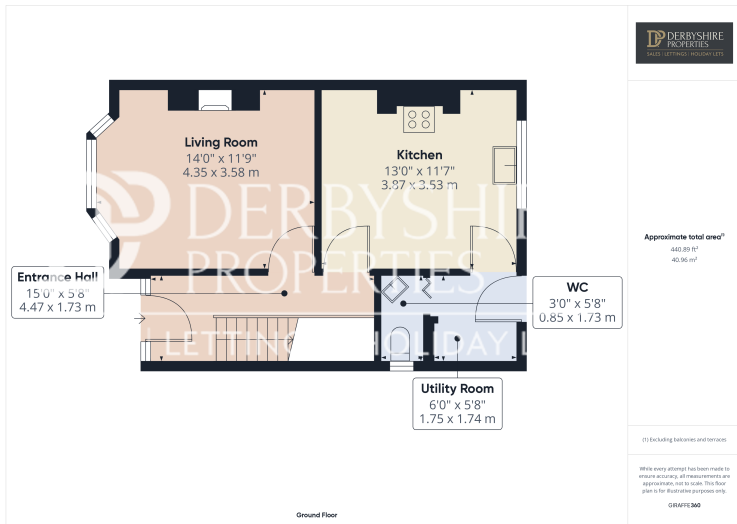
We understand that the property currently falls within council tax band B, with North East Derbyshire Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	