

Hazel Grove, South Normanton, Derbyshire.

£139,950 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Traditional three bedroomed semi detached property offered for sale with No Upward Chain / Vacant Possession and in need of some refurbishment.

Accommodation comprises; Entrance hall, lounge, Kitchen and ground floor shower room, First floor with three bedrooms.

The property benefits from gas central heating and UPVc double glazing.

Delightful garden to the front and rear.

Viewing recommended to appreciate the spacious accommodation on offer.

FEATURES

- A Traditional Semi Detached House
- In Need Of Some Refurbishment
- Spacious Accommodation Throughout
- Entrance Hall And Lounge
- Kitchen And Rear Porch
- Ground Floor Shower Room
- Three Bedrooms
- Delightful gardens To The Front And Rear
- Gas Central Heating And UPVc Double Glazing
- Offered With No Chain/Vacant Possession



ROOM DESCRIPTIONS

Entrance Hallway

Having a double glazed composite door providing access, a UPVc double glazed window to the front, a central heating radiator and stairs lead off to the first floor. An under stairs cupboard provides excellent storage space.

Lounge

19'3 x 11'6 (5.87m x 3.52m)

Having a feature fireplace housing a gas fire, a central heating radiator, a UPVc double glazed window to the front and UPVc double glazed door providing access to the rear garden with double glazed windows to either side

Kitchen

10'11 x 10'4 (3.33m x 3.15m)

Appointed with base cupboards, drawers and eye level units with a wood grain effect roll top work surface over. There is a stainless steel sink/ drainer unit, plumbing for an automatic washing machine, a wall mounted boiler and a central heating radiator. Tiling to splash back areas and a UPVc double glazed window to the side and rear. A UPVc double glazed door provides access to Rear Porch/ Lean to.

Rear Porch

8'3 x 6'1 (2.53m x 1.88m)

An Aluminium framed rear porch/lean to with a door providing access to the rear garden.

Shower Room

8'0 x 5'6 (2.46m x 1.68m)

With a three piece suite comprising a walk in shower cubicle with electric shower and glass shower doors, a pedestal hand basin and a low flush WC with tiling to splash back areas. There is a central heating radiator and two UPVc double glazed windows with frosted glass.

First Floor

Landing

Having a UPVc double glaze window to the front elevation, an over stairs cupboard and access is provided to the roof space.

Bedroom One

11'8 x 11'6 (3.56m x 3.53m)

Having a central heating radiator and a UPVc double glaze window to the rear elevation.

Bedroom Two

11'8 x 10'4 (3.56m x 3.17m)

Having a UPVc double glazed window and a central heating radiator. There is a built-in cupboard.

Bedroom Three

10'11 x 7'4 (3.33m x 2.24m)

Having a UPVc double glazed window to the front elevation.

Outside

To the front of the property there is a an enclosed fore garden which is mainly laid to lawn with a variety of shrubs and flowering plants to the borders. The garden is approached via a wooden garden gate which provides access and a path which runs to the side of the house providing access to the rear garden.

To the rear there is a paved patio with a delightful garden beyond. This comprises of a lawned garden with raised timber beds and a central path leading to the bottom of the garden where there is a second extensive paved patio and a greenhouse. The back garden enjoys an enclosed surround with a gate to the side providing access.

Council Tax

We understand that the property currently falls within council tax band A, with Bolsover District 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.



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