

Lilac Way, Shirland, Derbyshire.

£185,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to present this two bedroom semi detached property located in the popular village of Shirland. Offered with Shared Ownership options, this property would be perfect for those looking to get on the property ladder. We anticipate high interest so recommend an early internal inspection to avoid disappointment. (Contact us to discuss shared ownership. Currently owned at 60% shared ownership, advertised price is 100% Share).

Internally the property briefly comprises; Entrance, WC, Lounge, Kitchen Diner to the first floor whilst hosting two double Bedrooms and the Family Bathroom to the first floor.

Externally the property has private rear enclosed lawn occupying corner plot and off road parking for 2-3 vehicles to the rear elevation.

## FEATURES

- Village Location and Close To Local Amenities
- Easy access to A38 and M1
- No Upward Chain
- Shared Ownership available
- Off road parking
- Rear enclosed garden
- Cloakroom/Wc
- Two double bedrooms
- Fixtures and fittings open to negotiation



## ROOM DESCRIPTIONS

### Council Tax

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

### Entrance

Accessed via UPVC door to the front elevation, the area comes equipped with wall mounted radiator and carpeted flooring. Access to WC and Lounge.

### WC

With pedestal hand wash basin, tiled splashback, toilet and mini wall mounted radiator. Double glazed obscured window to the side elevation and laminate flooring.

### Lounge

4.06m x 2.84m (13' 4" x 9' 4") With double glazed window to the front elevation, wall mounted radiator and carpeted flooring. Stairs leading to the first floor.

### Dining Kitchen

3.98m x 2.19m (13' 1" x 7' 2") Featuring a range of base cupboards and eye level units all of which incorporated by roll top laminate work surfaces. Fitted appliances include gas oven and hob with overhead extractor unit, stainless steel one and a half bowl sink drainer unit and space/plumbing for washing machine beneath sink. There is a double glazed window to the rear elevation and there are double glazed French doors accessing the rear enclosed garden. Laminate flooring features and there is wall mounted radiator on the rear wall which also currently houses a dining table.

### Landing

Access to Bedroom One, Two and the Family Bathroom. The loft can also be accessed here.

### Bedroom One

4.01m x 3.21m (13' 2" x 10' 6") With double glazed window to the rear elevation, wall mounted radiator and carpeted flooring. The Room also houses sizeable over stairs storage cupboard.

### Bedroom Two

3.58m x 2.06m (11' 9" x 6' 9") With double glazed window to the front elevation, wall mounted radiator and carpeted flooring.

### Bathroom

1.84m x 1.80m (6' 0" x 5' 11") A three piece suite including pedestal handwash basin, bath with overhead shower fixture and toilet. The walls are partially tiled to cover the bath/shower area. Laminate flooring and wall mounted heated towel rail both feature whilst there is a double glazed obscured window to the front elevation.

### Outside

Externally the property has private rear enclosed lawn occupying corner plot all bordered by timber fencing with side access via gate and off road parking for 2-3 vehicles to the rear elevation.

### 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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