

Bolton Street, Swanwick.

£200,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —



## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this two bedroom detached bungalow in the much sought after village of Swanwick. Within walking distance of primary and secondary schools, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, Kitchen, Bathroom and two Bedrooms. Externally, the property features front lawn and driveway parking with car port for multiple vehicles to the side elevation. The rear garden boasts raised entertaining patio perfect for relaxing or hosting. Stairs lead down to lawn space which is bordered by flower beds. The entire rear space is secured and privatised by a combination of timber fencing and mature shrubbery making it ideal for those with pets and young children.

## FEATURES

- Walking distance to local amenities
- Detached Bungalow In Desirable Location
- Modernisation Required Throughout
- Driveway Parking for Multiple Vehicles
- Double Bedrooms
- Perfect for access to A38 and M1
- Great Downsize



## ROOM DESCRIPTIONS

### Entrance Hallway

### Lounge

15' 8" x 11' 8" (4.78m x 3.56m)

### Kitchen

9' 11" x 8' 9" (3.02m x 2.67m)

### Bedroom One

13' 4" x 9' 10" (4.06m x 3.00m)

### Bedroom Two

10' 8" x 8' 9" (3.25m x 2.67m)

### Bathroom

6' 4" x 5' 4" (1.93m x 1.63m)

### Outside

### Council Tax

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

### Disclaimer

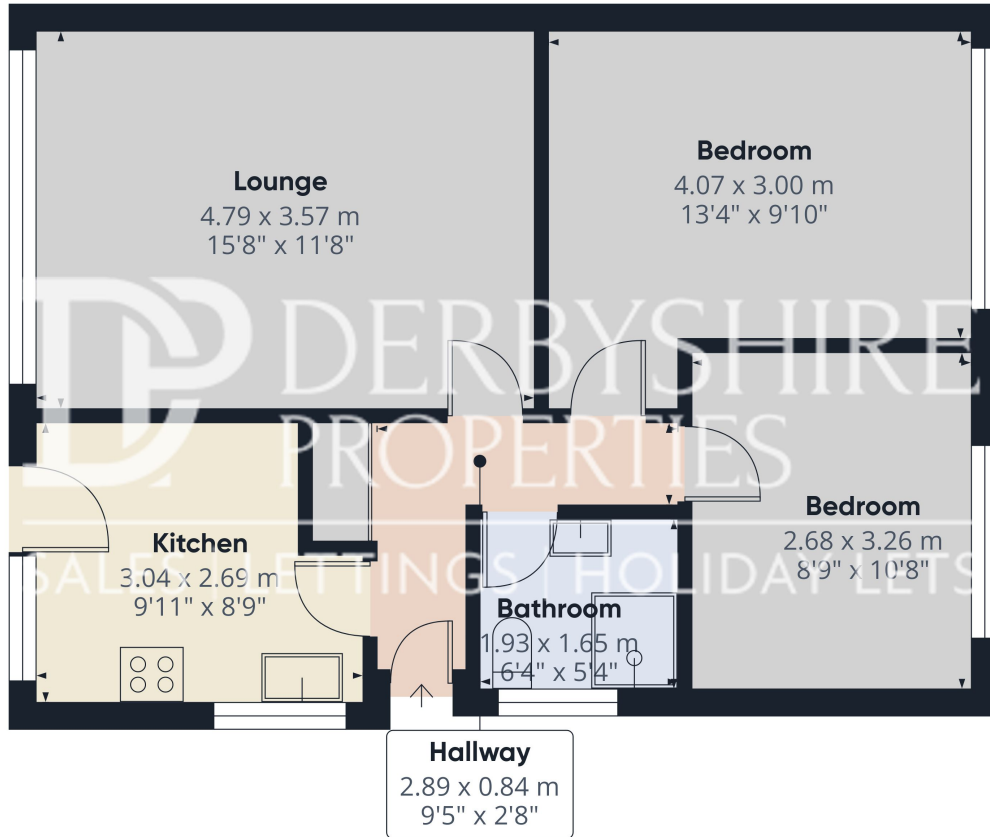
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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



Approximate total area<sup>(1)</sup>  
54.1 m<sup>2</sup>  
582 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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