

Manor Street, Shirland.

£235,000 Freehold

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## PROPERTY DESCRIPTION

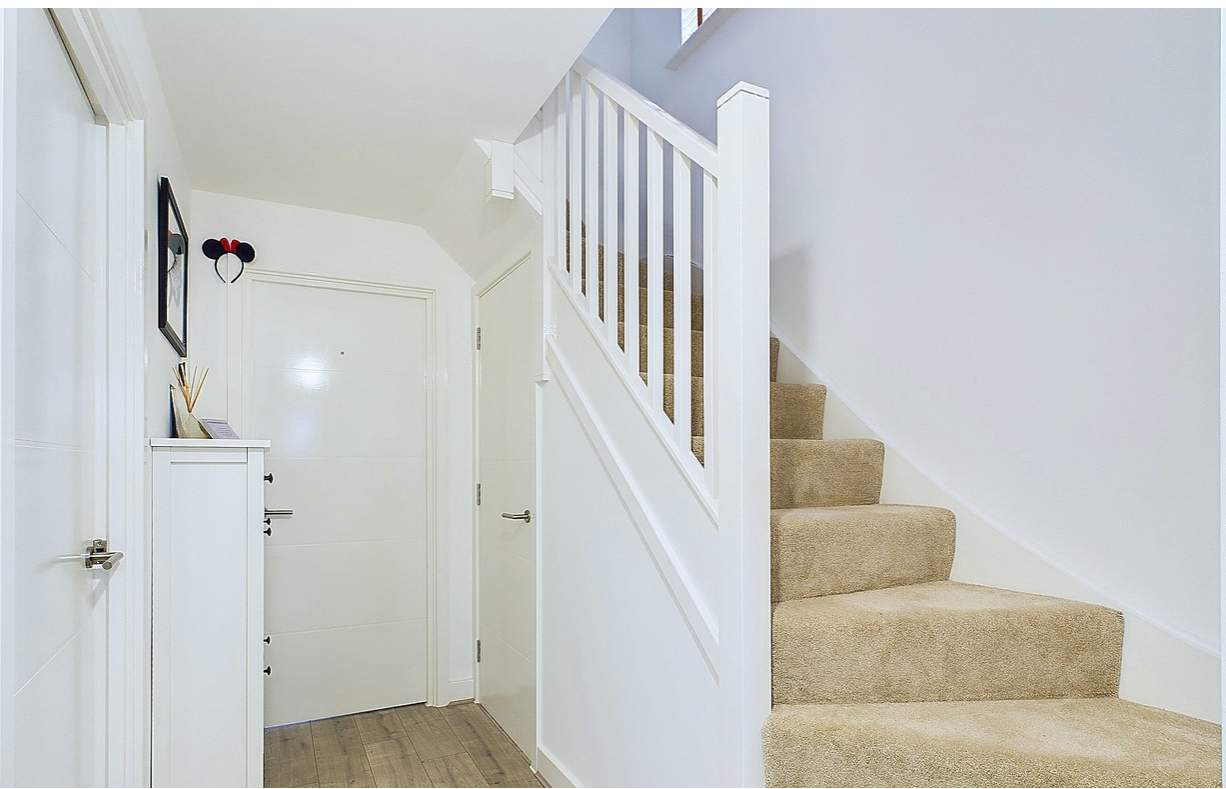
Derbyshire Properties are delighted to present this stunning example of semi detached home in Shirland. Boasting three double Bedrooms and ideally located for access to A38 and Alfreton town centre, the property is a fantastic family home. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, WC and Stunning open Dining Kitchen/Lounge space to the ground floor with two double Bedrooms and the Family Bathroom to the first floor whilst Bedroom one and further En Suite are located on the second floor.

Externally, the property benefits from tarmacked driveway with off street parking for multiple vehicles and EV charging point. To the rear elevation there is a garden mainly laid to lawn secured by timber fencing.

## FEATURES

- Wonderful Family Home
- Ideal for access to A38 & M1
- Great first home
- Viewing an Absolute Must
- Open Plan Living
- Bathroom & En-Suite
- Downstairs WC
- NO UPWARD CHAIN



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via composite door to front elevation with wood effect flooring, wall mounted radiator and doorways to; Lounge, Kitchen and WC. Fitted understairs store cupboard and carpeted stairs rising to first floor.

### Downstairs WC

### Open Plan Living Kitchen

26' 2" x 8' 10" (7.98m x 2.69m)

Kitchen/Diner - Featuring a range of base cupboards and eye level units allowing for integration of appliances such as; Double oven, dishwasher Hoover induction hob with accompanying extractor hood and stainless steel inset one and a half bowl sink. Wood effect flooring runs throughout whilst under unit lighting, double glazed window to front elevation and space for dining table comes equipped with wall mounted radiator to complete the space.

Lounge - With wall mounted radiator, a continuation of wood effect flooring from the Kitchen and double glazed bi fold doors opening to the rear enclosed garden.

### First Floor

### Landing

Accessing Bedroom Two, Three and the family Bathroom. Also fitted with airing cupboard providing storage. Wall mounted radiator and double glazed window to side elevation.

### Bedroom Two

13' 11" x 8' 11" (4.24m x 2.72m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

12' 0" x 8' 9" (3.66m x 2.67m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

7' 8" x 5' 11" (2.34m x 1.80m) A three piece suite comprising; Bath with shower screen and attachment, wall mounted handwash basin and low level WC. Tiled flooring runs throughout whilst tiled splashback covers the units. Wall mounted heated towel rail, ceiling fitted extractor unit and double glazed window to rear elevation completes the space.

### Second Floor

### Bedroom One (Suite)

16' 1" x 12' 9" (4.90m x 3.89m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Bedroom One comes equipped with full length fitted wardrobes with sliding doors housing ample storage and hanging capacity. Access to En Suite.

### En-Suite

7' 4" x 6' 2" (2.24m x 1.88m) A three piece suite comprising; Double walk in shower, wall mounted handwash basin and low level WC. Tiled flooring runs throughout whilst tiled splashback covers the units. Wall mounted heated towel rail, ceiling fitted extractor unit and Velux window completes the space.

### Outside

Externally, the property benefits from tarmacked driveway with off street parking for multiple vehicles and EV charging point. To the rear elevation there is a garden mainly laid to lawn secured by timber fencing.

### 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

