

Fernwood Close, Shirland.

£125,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this two bedroomed home to the market. Ideal for first time buyers and situated in the much sought after village of Shirland, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Kitchen, Lounge, Pantry and Conservatory the ground floor with two double Bedrooms and family Bathroom to the first floor. Externally, the property comes with the benefit of off street parking and Garage as well as a private, low maintenance rear enclosed garden accessed via French doors from the conservatory ensuring a great space to host or relax.

FEATURES

- Great First Home
- Offered For Sale With No Upward Chain
- Off Street Parking and Garage
- Cul De Sac Location In Popular Village Location
- Ideal for access to Chesterfield and M1
- Countryside Location
- Perfect First Home
- Fantastic Investment Property



ROOM DESCRIPTIONS

Kitchen

13' 2" x 5' 4" (4.01m x 1.63m) Accessed via composite door to front elevation and featuring a range of base cupboards and eye level units, the kitchen comes with the added benefit of integrated appliances including; Gas oven, gas hob with accompanying extractor hood and fitted dishwasher. Double glazed window features to front elevation whilst tiled flooring runs throughout. Tiled splashback covering the units completes the space.

Living Room

With wall mounted radiator, carpeted flooring throughout, access to understairs pantry space and feature fireplace housing gas fire on raised hearth. Access to Conservatory.

Conservatory

11' 8" x 8' 8" (3.56m x 2.64m) With tiled flooring throughout, wall mounted radiator, UPVC double glazed glass surround and UPVC double glazed French doors accessing rear enclosed garden.

First Floor

Landing

Accessing both Bedroom and the family Bathroom , this carpeted space benefits from mini wall mounted radiator and access to Loft hatch.

Bedroom One

1' 10" x 10' 0" (0.56m x 3.05m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Two over stairs cupboards provide valuable storage capacity.

Bedroom Two

9' 2" x 7' 5" (2.79m x 2.26m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

6' 0" x 5' 4" (1.83m x 1.63m)

Outside

Externally, the property comes with the benefit of off street parking and Garage as well as a private, low maintenance rear enclosed garden accessed via French doors from the conservatory ensuring a great space to host or relax.

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.

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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