

Gladstone Street, South Normanton.

£190,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

DERBYSHIRE
PROPERTIES
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PROPERTY DESCRIPTION

Derbyshire Properties present this three bedroom semi detached home in South Normanton. Boasting off street parking for multiple vehicles and private rear garden, the property is ideally positioned for access to the A38 and M1. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Living Room, Inner Hallway, Dining Room, Kitchen and Bathroom to the ground floor with two double Bedrooms to the first floor and further double Bedroom to the second floor.

Externally, the property includes driveway parking for multiple vehicles to the front elevation which leads to single detached Garage. The rear enclosed garden is mainly laid to lawn whilst featuring decked entertaining/seating area ideal for relaxing or hosting. The garden is bordered and secured by a combination of timber fencing and mature shrubbery making it safe and secure for those with pets and young children.

FEATURES

- Great First Time Buy
- Impressive rear garden
- Walking distance to local amenities
- Driveway & Garage
- Ideal for access to A38 and M1
- Investment Opportunity



ROOM DESCRIPTIONS

Living Room

3.45m x 3.38m (11' 4" x 11' 1") With double glazed sealed unit door and window to the front elevation, wall mounted radiator and TV and telephone points. The feature focal point of the room is a wall mounted gas living flame effect fire place with decorative wooden surround, tiled hearth and backdrop. Internal door leads to dining room.

Dining Room

3.98m x 3.72m (13' 1" x 12' 2") With double glazed window to the rear elevation overlooking the rear garden, wall mounted radiator, internal doors with stairs to the first floor landing and kitchen.

Kitchen

2.72m x 1.90m (8' 11" x 6' 3") Mainly comprising of a range of wall and base mounted matching units with roll-top work-surfaces incorporating sink drainer unit with mixer taps and complimentary splash-back areas. Part tiling to walls, space for gas cooker point, space and plumbing for automatic washing machine and space for freezer or fridge. Internal door leads through to bathroom and external door allows for access to rear garden.

Bathroom

2.93m x 1.99m (9' 7" x 6' 6") This well proportioned and designed three-piece white suite contains a low-level WC, pedestal wash hand basin and panelled bath with electric shower attachment over. Part tiled walls, double glazed obscure window to the side aspect, and ceramic tiled floor covering.

Bedroom One

3.44m x 3.42m (11' 3" x 11' 3") With double glazed window to the front elevation, wall mounted radiator and built-in storage cupboard.

Bedroom Two

3.71m x 3.10m (12' 2" x 10' 2") With double glazed window to the rear aspect, wall mounted radiator and space for wardrobes.

Bedroom Three

3.69m x 3.06m (12' 1" x 10' 0") This well proportion double room with double glazed window to the side elevation offering these, laminate floor covering and wall mounted radiator.

Outside

Externally, the property includes driveway parking for multiple vehicles to the front elevation which leads to single detached Garage. The rear enclosed garden is mainly laid to lawn whilst featuring decked entertaining/seating area ideal for relaxing or hosting. The garden is bordered and secured by a combination of timber fencing and mature shrubbery making it safe and secure for those with pets and young children.

Council Tax

We understand that the property currently falls within council tax band B, 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.



FLOORPLAN

