

School Close, Newton.

£135,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

Derbyshire Properties offer for sale this modern semi detached property located in the popular village of Newton. This well presented property offers over two floors and benefits from a gas central heating system and double glazed windows. We believe this property would be perfect for First time buyers and investors. Book an early internal inspection to avoid disappointment.

Internally the property briefly comprises: Entrance, Kitchen, Living/Dining Space with French doors opening to the rear enclosed garden to the ground floor with Bedroom One, Two and the Family Bathroom to the first floor.

Externally, the property benefits from a single garage perfect for storage, a driveway fit for one car and a private rear lawn that would be great for those with pets and young children.

We anticipate high early interest so recommend an early internal inspection. The property has No Upward Chain and benefits from a good road network and access to the A38 and M1 Motorway. Available with No Upward Chain.

FEATURES

- NO UPWARD CHAIN
- Two Bedrooms
- Garage and Driveway
- Rear enclosed garden
- Bathroom
- Village Location and Close To Local Amenities
- Viewing Absolutely Essential
- Ideal investment opportunity
- Perfect For First Time Buyers
- Good Access to Alfreton, Ripley, Derby, A38 and M1



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via UPVC double glazed door fitted with double glazed obscured panel, the Entrance Hall has wooden flooring and houses carpeted stairs to the first floor.

Kitchen

9' 9" x 8' 10" (2.97m x 2.69m) Fitted with a range of base cupboards, eye level units and roll top laminate work surfaces. The kitchen has gas oven and hob with overhead stainless steel extractor, one and a half bowl sink and drainer unit and plumbing for washing machine. A tiled splash back that runs the entirety of the work surface and wooden flooring are also featured whilst there is a double glazed window to the front elevation. Access to Living area.

Living Room

12' 2" x 12' 0" (3.71m x 3.66m) With double glazed French doors accessing the rear enclosed garden, wooden flooring and wall mounted radiator.

First Floor

Landing

Used for access to Bedroom One, Two and the Family Bathroom. The Loft hatch is also located here.

Bedroom One

13' 4" x 9' 0" (4.06m x 2.74m) With double glazed window to the front elevation, wall mounted radiator and carpeted flooring. Bedroom One hosts large store cupboard fit to use as Walk-in wardrobe over the stairs.

Bedroom Two

8' 6" x 5' 11" (2.59m x 1.80m) With double glazed window to the rear elevation, mini wall mounted radiator and carpeted flooring.

Bathroom

A three piece suite that includes; Pedestal wash basin, bath with overhead shower and toilet. The Bathroom has vinyl flooring, wall mounted mini radiator and double glazed obscured window to the rear elevation.

Oustide

Externally, the property benefits from a single garage perfect for storage, a driveway fit for one car and a private rear lawn that would be great for those with pets and young children.

Garage

15' 8" x 7' 8" (4.78m x 2.34m)

Councill Tax

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



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