

Market Street, Ironville, Nottingham.

£110,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

A superbly presented and modernised mid terraced house located conveniently for easy access to Alfreton, Ripley and connection to the A38 and M1. There is no chain/vacant possession and the house would be an ideal purchase for a First Time Buyer or Landlord/Investor.

Lounge, separate Dining Room, Modern fitted Kitchen and a recently refitted modern Shower Room. To the first floor are two Double Bedrooms(formerly Three).

The house has UPVc double glazing and gas central heating with a Worcester Combination Boiler.

Delightful enclosed rear garden.

Early viewing is recommended to appreciate the decor and presentation.

FEATURES

- A Delightful Mid Terraced House
- Offered With No Chain/Vacant Possession
- Deceptively spacious Accommodation
- Lounge And Separate Dining Room
- Modern Fitted Kitchen
- Recently Refitted Modern Shower Room
- Two Double Bedrooms
- Low Maintenance Garden
- Ideal For First Time Buyers or an Investor
- Easy Access To A38/M1, Ripley And Alfreton



ROOM DESCRIPTIONS

Dining Room

11'0 x 10'2 (3.36m x 3.10m)

Having a UPVC double glazed entrance door and a UPVC double glazed window to the front. There is a central heating radiator and stairs lead off to the first floor

Lounge

14'1 x 12'11 (4.30m x 3.94m)

Having a pine fireplace with tiled surround housing an electric fire. Having hand built fitted cupboards to the alcoves, a TV and video plinth. There is a central heating radiator and an under stairs cupboard provides excellent storage space. Having a UPVC double glazed window to the rear.

Kitchen

7'10 x 6'6 (2.20m x 1.99m)

Comprehensively fitted with a range of modern base cupboards, drawers and eye level units with a roll top work surface over incorporating a sink/ drainer unit with mixer tap over. Appliances include a gas hob, an electric oven and an extractor fan. There is plumbing for an automatic washing machine, space for a fridge/ freezer and tiling to the splash back areas. Having a tiled floor and a UPVC double glazed window to the side.

Rear Lobby

Having a tiled floor and a UPVC double glazed door leading to the Rear Porch

Rear Porch

7'10 x 4'2 (2.41m x 1.29m)

Having UPVC double glazed windows, a tiled floor and a UPVC double glazed door providing access to the rear

Shower Room

6'6 x 5'5 (2.00m x 1.67m)

Recently fitted with a modern three-piece suite comprising a walk in double shower cubicle with glass shower screen and electric shower over, a vanity wash hand basin with useful cupboards beneath and a low flush WC. Having a wall mounted bathroom cabinet, fitted mirror and inset pelmet spotlighting. The shower room is fully tiled. There is a wall mounted heater, a central heating radiator and a UPVC double glazed window to the rear.

First Floor

Landing

Having access to the Bedrooms

Bedroom One(Formerly Two Bedrooms)

14'0 x 12'10 (4.29m x 3.93m)

Appointed with double built-in wardrobes providing excellent hanging and storage space, there is a built in cupboard housing a Worcester Combination Boiler (serving domestic hot water and central heating system), a central heating radiator and a two UPVC double glazed windows. There is an additional wall mounted gas heater.

Bedroom Two

11'10 x 10'2 (3.37m x 3.12m)

With a central heating radiator and a UPVC double glazed window.

Outside

To the front of property there is a delightful, low maintenance fore garden with a gate providing access and a fenced surround. There is a central path and gravelled areas to either side. Having a paved patio and an open aspect.

To the rear a yard leads to the Rear Porch and there is rear access

Council Tax

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



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