

Glebe Avenue, Pinxton.

£119,950 Freehold

FOR SALE



DP DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

A rare opportunity to acquire a Traditional Semi Detached house in need of a scheme of modernisation/ refurbishment yet located on a generous plot with scope for extension(subject to the necessary planning consent). Driveway and a detached Garage. Entrance Hall, Lounge, Kitchen, Cloakroom/WC, Bathroom and Three Bedrooms. UPVc double glazing and gas central heating via a Combination Boiler. Offered with No Chain/Vacant Possession.

FEATURES

- A Traditional Semi Detached House
- Requiring Upgrade And Refurbishment
- Entrance Hall And Lounge
- Kitchen And Ground Floor Bathroom
- Cloakroom/Wc
- Three Bedrooms
- Extensive Plot With Scope To Extend (Subject To Planning Permission)
- Drive And Garage
- No Chain/Vacant Possession



ROOM DESCRIPTIONS

Entrance Hallway

Having a UPVC double glazed entrance door, a central heating radiator with decorative radiator cover and stairs lead off to the first floor

Lounge

13'10 x 12'9 (4.22m x 3.91m) With a wood grain effect laminate floor, a fireplace with tiled hearth, a central heating radiator and a UPVC double glazed window to the front

Kitchen

9'4 x 7'8 (2.85m x 2.36m) With drawers and units with a roll top work surface over incorporating a sink/ drainer unit unit with mixer tap. UPVC double glazed window to rear, space for a cooker.

Rear Entrance Hallway

Having a door providing access to the side and an under stairs cupboard provides storage space

Downstairs WC

With a low flush WC and a central heating radiator with a window to the side

Bathroom

7'7 x 4'5 (2.33m x 1.36m) With a two piece comprising a panelled bath with electric shower over and a pedestal wash hand basin with a central heating radiator and a UPVC double glazed window.

First Floor

Landing

Having a UPVC double glazed window to the side and access is provided to the roof space

Bedroom One

13'9 x 9'11 (4.20m x 3.04m) With a UPVC double glazed window to the front elevation and a central heating radiator

Bedroom Two

10'11 x 8'5 (3.34m x 2.59m) Having a UPVC double glazed window overlooking the garden and a central heating radiator. There is a wall mounted boiler (serving domestic hot water and central heating system).

Bedroom Three

8'4 x 7'8 (2.55m x 2.35m) With a central heating radiator and a UPVC double glazed window overlooking the rear garden outside.

Outside

To the front of the property, a driveway provides off road parking and leads to a single detached garage. There is an extensive lawned garden and a gate to the side provides access. To the rear there is an extensive lawned garden with scope to extend subject to the necessary planning consent.

Council 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.



FLOORPLAN

