

Azalea Avenue, Swanwick.

£255,000 Freehold

REDUCED



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## PROPERTY DESCRIPTION

Derbyshire Properties offer 'For sale' this extended three bedroom semi detached home in very popular residential area in the village of Swanwick. Available with No Upward Chain. In walking distance of local parks, schools, shops and pubs, the property makes the perfect family home. We recommend an early internal inspection to avoid disappointment.

The property briefly comprises; Entrance Hall, Lounge, Living/Dining Area and Kitchen to the ground floor with three Bedrooms and the family Bathroom to the first floor. The property benefits from a newly fitted gas central heating boiler.

Externally, the property boasts sizeable frontage including lawned area bordered by flower beds and shrubbery as well as driveway parking along the side elevation for multiple vehicles. To the rear of the property you are greeted by Tandem garage fitted with light and power providing ample outdoor storage. The private rear garden is gravelled and enclosed via timber fencing.

## FEATURES

- Semi Detached Family Home
- Driveway Parking for Multiple Vehicles
- Tandem Garage to Rear
- Newly Fitted Boiler
- Extended Home In Desirable Location
- Easy Access To A38/M1, Ripley And Alfreton
- No Upward Chain



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via UPVC door from front elevation, with wall mounted radiator, wood effect flooring, carpeted stairs to the first floor and doorways to; Lounge and Living/Dining Area.

### Lounge

14' 4" x 11' 1" (4.37m x 3.38m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Living/Dining Area

17' 4" x 9' 3" (5.28m x 2.82m) With double glazed windows to side and rear elevation, wood effect flooring and wall mounted radiator. Open aspect to the Kitchen.

### Kitchen

11' 6" x 8' 9" (3.51m x 2.67m) Featuring a range of base cupboards and eye level units with complimentary wood effect work surfaces integrating appliances such as; Electric hob with accompanying extractor hood, oven and stainless steel one and a half bowl sink and drainer unit. There is undercounter plumbing/power for washer drier. Tiled splashback, tiled flooring, double glazed windows to side and rear elevation complete the space. With UPVC double glazed door accessing rear enclosed garden.

### First Floor

### Landing

With access to all three Bedrooms and the family Bathroom, this carpeted space also features loft access, double glazed window to side elevation and airing cupboard housing brand new boiler.

### Bedroom One

11' 10" x 9' 8" (3.61m x 2.95m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

11' 8" x 9' 0" (3.56m x 2.74m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

8' 11" x 7' 4" (2.72m x 2.24m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bathroom

7' 9" x 5' 11" (2.36m x 1.80m) A four piece suite including; Corner shower cubicle, bath unit, pedestal handwash basin and low level WC. With vinyl flooring, tiled walls, wall mounted radiator, double glazed obscured window to rear elevation and extractor unit.

### Outside

Externally, the property boasts sizeable frontage including lawned area bordered by flower beds and shrubbery as well as driveway parking along the side elevation for multiple vehicles. To the rear of the property you are greeted by Tandem garage fitted with light and power providing ample outdoor storage. The private rear garden is gravelled and enclosed via timber fencing.

### Council Tax

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







## FLOORPLAN & EPC

