

Bamford Street, Marehay, Ripley, Derbyshire. DE5 8JD

£155,000 Freehold

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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this spacious and extended terraced house located in quiet residential. The property briefly comprises of:- living room, dining room and extended kitchen. To the first floor:- landing, 2 double bedrooms and bathroom with further attic space located on the second floor. To the rear elevation is a sizable garden ideal for children and entertaining. The property has been competitively priced and we recommend an early internally inspection.

FEATURES

- Extended Mid Terraced Property Close To The Town Centre
- 2 Bedrooms + Attic Space
- Large Open Plan Living Kitchen
- Good Sized Rear Garden
- 2 Reception Rooms
- No Chain
- Ideal First Home
- COUNCIL TAX BAND A



ROOM DESCRIPTIONS

Living Room

3.51m x 3.56m (11' 6" x 11' 8") Entered via composite door from the front elevation, double glazed window, decorative coving to ceiling, laminate floor covering. The feature focal point of the room is a wall mounted gas fire with decorative surround backdrop and raised hearth. Internal door lead to:-

Dining Room

3.79m x 3.56m (12' 5" x 11' 8") With double glazed window to the rear elevation, staircase to 1st floor landing, wall mounted radiator and laminate floor covering. Internal door leads to:-

Extended Kitchen/Breakfast Room(Extension)

6.51m x 3.28m (21' 4" x 10' 9") Mainly comprising of a range of matching wall and base mounted units with roll-top work services incorporating a sink drain unit with mixer taps and complementary splashback areas. Undercounter space for fridge and freezer, space for gas cooker, part wall tiling, double glazed window and door to the side elevation and tile effect laminate floor covering. Breakfast area- with a continuation of the floor covering from the kitchen, double glazed windows and door to the rear elevation, wall mounted radiator and spotlighting to ceiling.

First Floor

Landing

1.87m x 1.30m (6' 2" x 4' 3") Accessed from the dining room with useful floor to ceiling storage cupboard, internal doors giving access to both bedrooms and bathroom.

Bedroom 1

3.49m x 3.57m (11' 5" x 11' 9") Double glazed window to the front elevation, wall mounted radiator.

Bedroom 2

3.63m x 2.87m (11' 11" x 9' 5") Double glazed window to the rear elevation, wall mounted radiator and staircase leading to the attic space.

Bathroom

2.64m x 1.80m (8' 8" x 5' 11") Comprising of a three-piece white suite including low-level WC, pedestal wash hand basin and bath with wall mount electric shower attachment over with complimentary glass shower screen. Part tiled walls, double glazed obscured window, wall mounted, radiator and wood floor covering.

Outside

The sizeable rear garden is mainly laid lawn with a full width paved patio, timber fence boundaries, garden shed and decking area with modern Pergola over.

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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