

Raven Avenue, Tibshelf.

£180,000

FOR SALE



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PROPERTIES
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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this wonderful opportunity to purchase this extended semi detached home in enviable village location. Boasting Balcony seating area with stunning countryside views, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance, Living/Dining Room and Kitchen to the ground floor with two Bedrooms, family Bathroom and Balcony seating area are situated to the first floor.

Externally, the property offers driveway parking for multiple vehicles to the front and side elevation with access to detached Garage via up and over door down the side elevation. The rear enclosed garden is an impressive space featuring lawn and patio spaces perfect for relaxing or entertaining, all enclosed and privatised by a combination of timber fencing and mature shrubbery making it ideal for those with pets and young children.

FEATURES

- Great First Time Buy
- Walking distance to local amenities
- Stunning Views Over Open Countryside
- Walking Distance to Schools
- Ideal for access to Chesterfield and M1
- Detached Garage & Ample Off Road Parking



ROOM DESCRIPTIONS

Entrance

Living/Dining Room

7.41m x 3.94m (24' 4" x 12' 11") Open plan space with double glazed windows to front and side elevation, two wall mounted radiators, understairs storage recess and wood effect flooring throughout. Electric fireplace on raised hearth features.

Kitchen

3.57m x 2.32m (11' 9" x 7' 7") Hosting a range of base cupboards and eye level units with complimentary work surfaces over that integrate; Gas oven, gas hob with accompanying extractor hood and stainless steel one and a half bowl sink. Tiled splashback covers the workspace whilst wood effect flooring runs throughout. Double glazed window features to rear elevation whilst mini wall mounted radiator is located by UPVC double glazed door to side elevation.

Landing

Bedroom One

3.71m x 3.02m (12' 2" x 9' 11") With double glazed window to front elevation, wall mounted radiator and wood effect flooring.

Bedroom Two opening to Balcony

3.59m x 2.19m (11' 9" x 7' 2") With double glazed window to side elevation, wall mounted radiator and wood effect flooring. Double glazed French doors open to Balcony.

Bathroom

A tiled three piece suite comprising; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Tiled flooring runs throughout whilst wall mounted heated towel rail and double glazed obscured window to rear elevation completes the space.

Outside

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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.



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