

Babbington Street, Tibshelf, Derbyshire.

£164,950 Freehold

REDUCED



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PROPERTY DESCRIPTION

A Two Double bedroom semi-detached house with off street parking. Located within the popular and sought after village of Tibshelf, close to a good range of local amenities and within easy reach of the A38 and M1

Accommodation includes a lounge with feature fireplace and a log burning stove, breakfast kitchen, utility room, downstairs wc, two double bedrooms and a bathroom with a bath and separate double shower cubicle.

Gardens to the front and rear and there is an off road parking area for two cars to the rear of the property.

FEATURES

- A Traditional Semi Detached House
- Spacious And Well Presented Accommodation
- Lounge With Feature Fireplace And Log Burner
- Breakfast Kitchen
- Utility Room And Cloakroom/WC
- Two Double Bedrooms
- Luxury Bathroom With A Four Piece Suite
- Delightful Enclosed Rear Garden
- Off Road Parking For Two Cars At Rear
- Ideal Purchase For First Time Buyers



ROOM DESCRIPTIONS

Lounge

12'4 x 11'3 (3.78m x 3.43m)

Entrance via a composite door and having a feature brick fireplace with tiled hearth housing a cast iron log burner. There is a television point, wood effect floor and a central heating. Having a double glazed window to the front.

Breakfast Kitchen

12'4 x 12'3 (3.77m x 3.75m)

A stylishly appointed kitchen made up of a range of modern, high gloss base cupboards, drawers and eye level units with a roll top work surface over incorporating a stainless steel sink drainer unit with mixer tap over. There is a Breakfast Bar and Integrated appliances include an electric oven, hob and extractor hood. Further to this there is a tiled floor, television point and a UPVC double glazed windows to the side and rear elevations.

Utility Room

12'6 x 6'10 (3.83m x 2.10m)

Consisting of a range of modern base cupboards and eye level units with a roll top work surface over incorporating a sink drainer. There is plumbing for a washing machine, a radiator, tiled floor, wine rack and a UPVC double glazed window to the side aspect. A UPVC part double glazed door opens out to the rear.

Downstairs WC

Having a low level WC and window to the side elevation.

First Floor

Landing

Providing access to both bedrooms and bathroom.

Bedroom One

12'3 x 11'4 (3.76m x 3.46m)

This front facing bedroom spans the width of the property. There is a UPVC double glazed window to the front elevation and a central heating radiator.

Bedroom Two

12'1 x 9'1 (3.69m x 2.79m)

Having a UPVC double glazed sash style window to the rear aspect, a central heating radiator and a useful built in storage cupboard located above the stairs.

Luxury Bathroom

12'4 x 6'11 (3.76m x 2.13m)

Appointed with a modern four piece suite comprising a panelled bath, a walk in double shower cubicle with glass shower screen, a low flush WC, and a Vanity wash hand basin with useful storage below. A wall mounted heated towel rail, tiled floor, modern tiling to the splashback and a UPVC double glazed window.

Outside

To the front of the property is a walled forecourt that allows access to the main entrance door. To the rear is a delightful, enclosed garden comprising of a lawn, raised planters, patio and timber shed. Beyond this is a covered parking area with spaces for two vehicles.

Council Tax

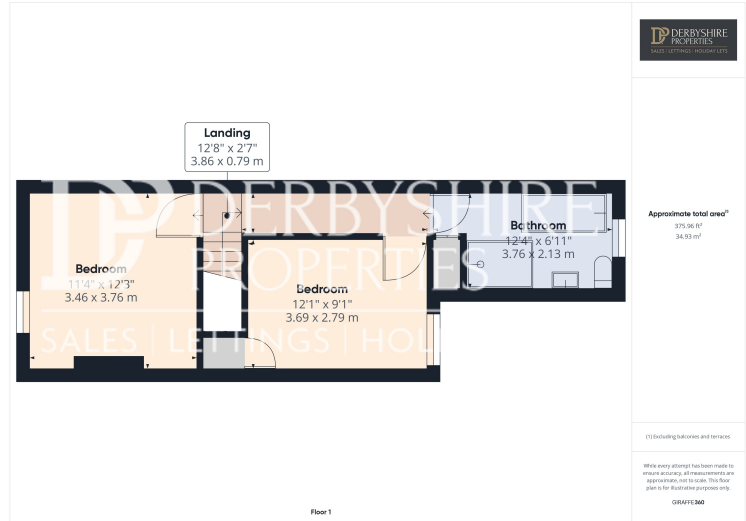
We understand that the property currently falls within council tax band A, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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 & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	