

Birchwood Lane, South Normanton.

£134,950 Freehold

FOR SALE



**DERBYSHIRE**  
**PROPERTIES**  
- SALES & LETTINGS -

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SALES | LETTINGS | HOLIDAY LETTINGS

## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this two bedroom end terrace property on the ever popular Birchwood Lane in South Normanton. The property comes with the added benefit of off street parking whilst being perfectly situated for access to A38 & M1 road links. We recommend an early internal inspection to avoid disappointment.

Internally, the home benefits from open plan dining/living space & well equipped kitchen to the ground floor with two double bedrooms and bathroom to the first floor.

Externally, the property benefits from driveway parking to the front elevation with pathway leading to rear. The rear garden benefits from sizeable patio and reaching lawn space forming the ideal area to host or relax. A combination of timber fencing and mature shrubbery secures the space making it ideal for those with pets and young children.

## FEATURES

- No Upward Chain
- Vacant Possession
- Ready To Move Into
- Perfect For Access to A38 & M1
- Walking Distance To All Local Amenities
- Walking Distance To Local Schools



## ROOM DESCRIPTIONS

### Lounge

3.54m x 3.54m (11' 7" x 11' 7") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Open aspect to dining space.

### Dining Room

3.50m x 3.37m (11' 6" x 11' 1") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Kitchen

3.67m x 1.71m (12' 0" x 5' 7") Featuring a range of base cupboards and eye level units with complimentary worktops over and a range of fitted appliances including; Oven, gas hob, inset stainless steel sink and fitted fridge freezer. Tiled splashbacks cover the workspace whilst tiled flooring runs throughout. Double glazed window to side elevation and UPVC door opening to rear completes the space.

### First Floor

#### Landing

Accessing both bedrooms and the family bathroom, this carpeted space also benefits from access to loft and fitted cupboard for storage.

#### Bedroom One

3.58m x 2.58m (11' 9" x 8' 6") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. High level fitted cupboard provides storage.

#### Bedroom Two

3.41m x 2.51m (11' 2" x 8' 3") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

#### Bathroom

2.72m x 1.65m (8' 11" x 5' 5") A tiled three piece suite comprising; Bath with shower screen and attachment, pedestal handwash basin and low level WC.

### Outside

Externally, the property benefits from driveway parking to the front elevation with pathway leading to rear. The rear garden benefits from sizeable patio and reaching lawn space forming the ideal area to host or relax. A combination of timber fencing and mature shrubbery secures the space making it ideal for those with pets and young children.

### Council Tax

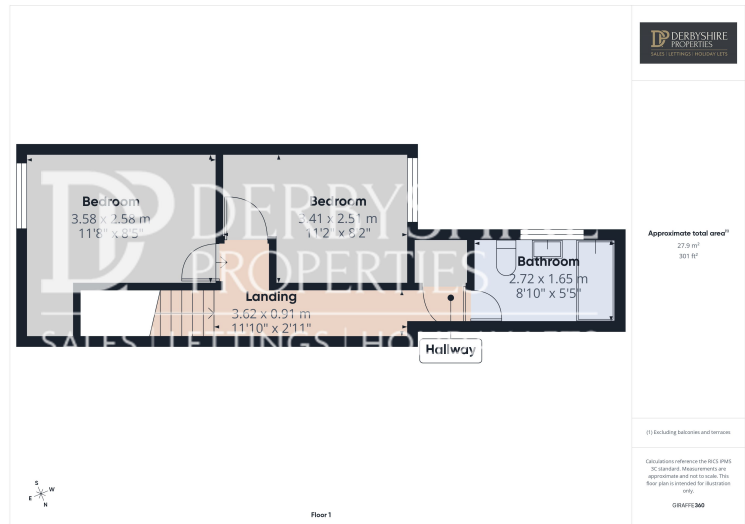
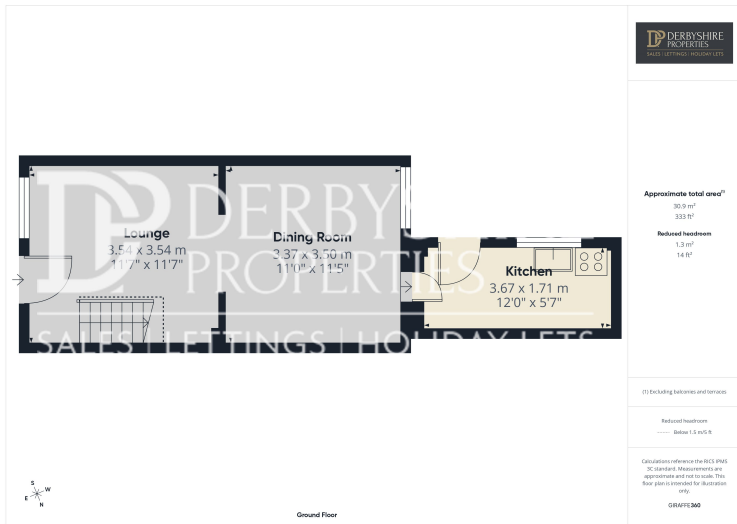
We understand that the property currently falls within council tax band A, with Bolsover District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### 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		87
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	