

Hallfieldgate Lane, Shirland.

£169,950 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
- SALES & LETTINGS -

**DERBYSHIRE**  
PROPERTIES  
SALES | LETTINGS | HOLIDAY LETTINGS



## PROPERTY DESCRIPTION

A superbly appointed mid terraced cottage located within the highly sought after village of Shirland and available with no upward chain. The accommodation briefly comprises: Lounge, Open plan Dining Room & Kitchen, Two double Bedrooms(Master with En Suite) and a Bathroom with a modern four piece suite downstairs. Delightful, enclosed cottage style garden to the rear. Viewing highly recommended. Ideal for First Time Buyers.

## FEATURES

- A Beautifully Appointed Mid Terraced Cottage
- Available with No Upward Chain
- Lounge With Feature Chimney Breast
- Open Plan Modern Dining/Kitchen
- Ground Floor bathroom With Four Piece Suite
- Two Double Bedrooms
- En Suite To Master Bedroom
- Delightful Rear Garden And Patio
- Desirable Village Location
- Viewing Essential To Appreciate Decor And Presentation



## ROOM DESCRIPTIONS

### Ground Floor

#### Lounge

10'11 x 12'10 (3.34m x 3.92m) Having a modern composite door with double glazed glass inserts, a feature chimney breast, central heating radiator, picture rail and a UPVC double glazed window to the front

#### Inner Hall

Stairs lead off to the first floor

#### Dining Room(Open plan to Kitchen)

11'11 x 12'9 (3.64m x 3.89m)

Open plan to the Kitchen and having feature wood grain effect laminate flooring, a radiator, built in storage cupboards to the alcove and a double glazed rear window. There is also an under stairs storage cupboard.

#### Kitchen

8'4 x 6'6 (2.55m x 1.99m)

Appointed with a range of modern, white base cupboards, drawers and eye level units with a complimentary roll top work surface over incorporating a stainless steel sink/ drainer unit with mixer tap. Integrated appliances include an electric oven, induction hob and extractor fan. There is space for a fridge/ freezer, integrated wine rack, plumbing for an automatic washing machine and feature tiling to splash back areas. A wood grain effect laminate floor carries through from the Dining Area and there is a wall mounted boiler (serving domestic hot water and central heating system). There is a UPVC double glazed window to the rear and a door providing access.

#### Bathroom

11'6 x 6'7 (3.51m x 2.02m)

With a four piece suite comprising a bath, wash hand basin, WC and separate shower cubicle with mains fed shower over. With tiled splash backs and an Aqua board wall finish, a contemporary radiator, ceiling spotlights, an extractor fan and a double glazed side window.

### First Floor

#### Landing

#### Bedroom 1

11'1 x 12'9 (3.39m x 3.90m)

Having a cast iron ornamental fireplace, radiator and a UPVC double glazed rear window. Door to:

### En Suite

8'5 x 6'6 (2.58m x 1.99m)

With a modern White three piece suite comprising a bath with a shower over and glass screen with Aqua boarding to the splash back areas, vanity wash hand basin and a WC. A modern wall mounted heated towel rail and a UPVC double glazed side window.

#### Bedroom 2

11'11 x 12'9 (3.64m x 3.90m)

With an ornamental fireplace, built in storage cupboard, radiator and a UPVC double glazed front window.

#### Front Garden

To the front of the property is a cottage style front garden which is laid to lawn with a walled surround and a pathway leading to the front entrance door.

#### Rear Garden

To the rear of the property is an enclosed garden area being mainly laid to lawn with mature borders and hedging. Offering a good degree of privacy.

### COUNCIL TAX

We understand that the property currently falls within council tax band A, with North-East Derbyshire 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

