

Wharf Road, Pinxton.

£150,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this three bedroom home in Pinxton. Perfect for access to A38 and M1 road links, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance hall, lounge, dining room, kitchen and bathroom to the ground floor with two double bedrooms and single bedroom to the first floor. Externally, the property benefits from pebbled front courtyard with steps leading to the front door. The rear garden boasts seating area accessed via the side elevation from the kitchen and lawned area bordered by timber fencing.

## FEATURES

- Great First Time Buy
- Three Bedrooms
- Perfect for access to A38 and M1
- Two Reception Rooms
- Spacious & Versatile Living Accommodation Throughout



## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via front entrance door with obscured glass to front door with carpeted flooring, wall mounted radiator and doorways to;

### Living Room

12' 2" x 11' 1" (3.71m x 3.38m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Mock fireplace with raised stone hearth and decorative Pine surround forms the centrepiece of the room.

### Dining Room

12' 11" x 12' 0" (3.94m x 3.66m) With double glazed window to rear elevation, wall mounted radiator and cushion floor covering.

### Kitchen

8' 10" x 7' 6" (2.69m x 2.29m) Featuring a range of base cupboards and eye level units with complimentary worktops over which integrate a range of appliances such as; Electric oven, electric hob and stainless steel inset sink. Understairs pantry cupboard provides valuable storage capacity with tiled flooring, double glazed window to side elevation and UPVC double glazed door accessing rear garden completes the space.

### Bathroom

7' 6" x 7' 3" (2.29m x 2.21m) Three piece suite comprising; Bath with shower attachment over, pedestal handwash basin and low level WC. There is plumbing/power for washing machine/tumble dryer whilst double glazed obscured window to rear elevation, wall mounted radiator and vinyl flooring completes the space.

### First Floor

### Landing

Impressive carpeted landing space with doorways accessing all three bedrooms.

### Bedroom One

15' 2" x 12' 1" (4.62m x 3.68m) With two double glazed windows to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

12' 10" x 9' 2" (3.91m x 2.79m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

8' 8" x 7' 6" (2.64m x 2.29m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Outside

Externally, the property benefits from pebbled front courtyard with steps leading to the front door. The rear garden boasts seating area accessed via the side elevation from the kitchen and lawned area bordered by timber fencing.

### 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

