

Bevan Street, Shirland, Derbyshire.

£130,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer this two bedroom terraced property located in the sought after village of Shirland. Boasting generous living accommodation and sizeable rear enclosed garden, the property would be ideal for First Time Buyers and Investors alike.

Internally the property briefly comprises; Conservatory, Dining Kitchen, Pantry/Utility Cupboard and Lounge to the ground floor whilst there are two Double Bedrooms and a Shower Room to the First Floor.

Externally the property boasts a sizeable rear enclosed garden all of which bordered by concrete walls.

FEATURES

- Two Bedrooms
- Ideal for first time buyers
- Investment Opportunity
- Sought After Village Location
- Easy Access To A38/M1, Ripley And Alfreton
- Rear enclosed garden
- Dining Kitchen



ROOM DESCRIPTIONS

Conservatory

3.34m x 1.77m (10' 11" x 5' 10") Accessed via UPVC door via the rear elevation, the conservatory has wood effect laminate flooring and double glazed window surround. Wooden door with glass panel accessing the Kitchen.

Kitchen

4.35m x 2.62m (14' 3" x 8' 7") Featuring a range of base cupboards and eye level units, roll top laminate work surfaces and tiled splashback to cover stainless steel one and a half bowl sink and gas hob area with overhead extractor. There is also a gas oven beneath the hob and plumbing for washing machine beneath sink. Wall mounted radiator features, as does wood effect laminate flooring. There is a sizeable cupboard space that would prove a great pantry or utility space. Carpeted stairs to First Floor.

Lounge

3.60m x 3.30m (11' 10" x 10' 10") Accessed via open doorway from the Kitchen, the Lounge has double glazed window to the front elevation, wall mounted radiator, wall mounted TV point and wood effect laminate flooring.

Landing

a carpeted space providing access to Bedroom One, Bedroom Two and the Shower Room. The Loft is also accessed here.

Bedroom One

3.58m x 3.40m (11' 9" x 11' 2") With double glazed window to the front elevation, wall mounted radiator, carpeted flooring and fitted wardrobe units housing ample shelving/hanging space.

Bedroom Two

3.72m x 2.71m (12' 2" x 8' 11") With double glazed window to the rear elevation, wall mounted radiator, carpeted flooring and fitted wardrobe units housing ample shelving/hanging space. There is an additional airing cupboard located here housing the gas central heating boiler.

Shower Room

2.65m x 1.22m (8' 8" x 4' 0") A three piece suite including wall mounted hand wash basin, walk in shower unit and toilet. The walls and flooring are completely tiled, there is an extractor fan to the ceiling and double glazed obscured window to the rear elevation. Wall mounted heated towel rail to complete the space.

Outside

Externally the property boasts a sizeable rear enclosed garden all of which bordered by concrete walls

Council Tax

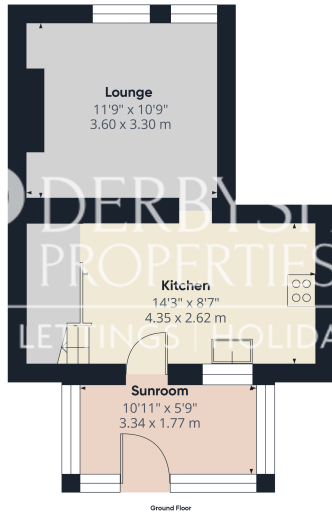
We understand that the property currently falls within council tax band A, with North East Derbyshire Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

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.



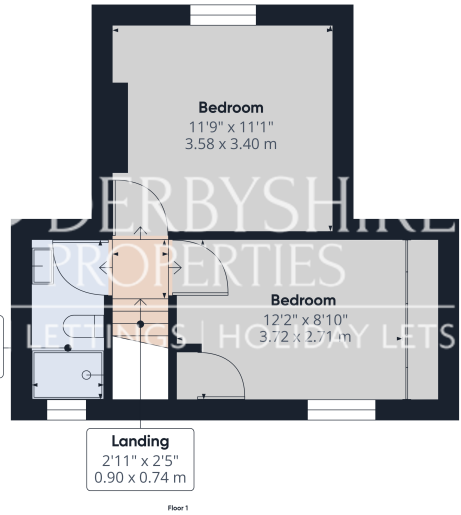
FLOORPLAN & EPC



Approximate total area**
343.68 ft²
31.91 m²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.
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Approximate total area**
296.12 ft²
27.51 m²

(*) Excluding balconies and terraces

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