

Overmoor View, Tibshelf.

£173,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to introduce this beautifully presented stone modern semidetached property located in quiet cul-de-sac position. The property would ideally suit first time buyers, downsizes or buy to let investors and is well presented throughout with beautifully appointed kitchen and bathroom. The property offers a 2-3 car driveway and attached garage with landscaped gardens to rear and we recommend an early internal inspection to avoid disappointment of this popular house type.

FEATURES

- Modern 2 Bedroom Semi Detached House
- Beautiful Kitchen/Dining Room
- Modern Bathroom/wc
- Ideal First Time Buy Or Downsize
- Driveway & Garage
- Quiet Cul-De-Sac Location
- Great Access To Road Links
- Modern Landscaped Garden



ROOM DESCRIPTIONS

Entrance Hallway

With sealed unit double glazed door leading in from the front elevation, tiled floor covering and internal door leading into the lounge.

Lounge

4.39m x 3.64m (14' 5" x 11' 11") This well proportioned room with double glazed window to the front elevation, staircase to 1st floor landing with under stairs Storage alcove, solid wood floor covering, TV and telephone points and internal door leading to kitchen diner.

Kitchen/Dining Room

3.61m x 2.95m (11' 10" x 9' 8") Mainly comprising of a range of matching wall and base mounted high-gloss units with solid wood worksurfaces. Inset sink drainer unit with mixer taps and complimentary tiled splashback areas, integrated fan assisted electric oven with four ring gas hob and extractor canopy over, ceramic tiled floor covering, space for fridge freezer, floor to ceiling modern vertical radiator and patio doors accessing rear garden.

Utility Room

2.70m x 1.82m (8' 10" x 6' 0") Accessed via UPVC door from garden to side elevation, with wall mounted radiator and power/plumbing for washing machine and tumble dryer.

Landing

Accessed from the lounge area with loft access to ceiling and internal doors accessing both bedrooms and bathroom.

Bedroom 1

3.64m x 2.71m (11' 11" x 8' 11") With double glazed window to the front elevation, wall mounted radiator and space for bedroom furniture.

Bedroom 2

3.64m x 2.99m (11' 11" x 9' 10") With double glazed window to the rear elevation and wall mounted radiator.

Bathroom/Wc

2.06m x 1.69m (6' 9" x 5' 7") This well appointed three-piece white suite comprises of low-level WC, modern wall mounted wash hand basin and tiled fronted bath with wall mounted electric shower and attachment over and glass complimentary shower screen. Full tiling to walls, floor to ceiling modern radiator and double glazed obscured window to the side elevation.

Garage

4.03m x 2.77m (13' 3" x 9' 1") With electric steel roller door, light and power and bordered loft space for storage.

Outside

The front garden has been block paved and gravelled providing a low maintenance area with a side tarmac driveway providing parking for 2-3 vehicles that leads to an attached garage with up and over door light and power with pitched roof. The rear garden has been landscaped with a full width patio terraced ideal for entertaining and a raised lawn area surrounded by sleeper borders with a range of inset planting fully enclosed on all sides by timber fencing. The garage can also be accessed from the rear garden and an outside tap and security light are located here.

Council Tax

We understand that the property currently falls within council tax band B, 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.



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