

Station Road, Stanley Village, Derbyshire.

£150,000 Freehold

FOR SALE



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

## PROPERTY DESCRIPTION

A rare opportunity to purchase a delightful cottage located within sought after Stanley Village and available with no above chain. The cottage offers semi rural living with Countryside on the doorstep yet is superbly placed for easy travel to Derby, Nottingham and connection with the A52 and M1. Local amenities include a Village Store/Post Office, a popular Gastropub and local Primary School.

Accommodation comprises a Living Room, Dining Room, Kitchen, Two Bedrooms and a modern Bathroom with white three piece suite. The house benefits from UPVc double glazing and Gas Central Heating throughout. Outside is a delightful enclosed garden with a generous paved Patio Area and gate providing access. There is a block paved car standing area providing off road parking for one car.

The cottage would ideally suit a First Time Buyer and an internal inspection is recommended.

## FEATURES

- Delightful Cottage In Sought After Stanley Village
- Dining Room And Kitchen
- Living Room
- Two Bedrooms
- Modern Bathroom With Three Piece Suite
- Enclosed Garden And Patio
- Off Road Parking
- Countryside Walks On The Doorstep
- Easy Access To Derby, Nottingham, A52 And M1
- No Chain/Vacant Possession



## ROOM DESCRIPTIONS

### Living Room

11' 10" x 11' 10" (3.61m x 3.61m)

Having a central heating radiator and a UPVC double glazed door providing access to the rear. Built-in cupboard houses the meters.

### Kitchen

7' 1" x 5' 8" (2.16m x 1.73m)

Appointed with a range of base cupboards, drawer and eye level units with a complimentary roll top work surface over incorporating a stainless steel sink/ drainer unit with taps over. There is tiling to the splash back, a free standing cooker with four ring gas hob, plumbing for an automatic, washing machine, a UPVC double glazed window and a tiled floor. Having a wall mounted Combination Boiler(serving domestic hot water and central heating system).

### Dining Room

11' 11" x 11' 10" (3.63m x 3.61m)

With a central heating radiator, useful under stairs storage area, a UPVC double glazed window over looking the garden and a UPVC double glazed door provides access. Stairs lead off to the first floor.

### First Floor Landing

Having a radiator and access is provided to the roof space.

### Bedroom One

11' 9" x 8' 6" PLUS RECESS (3.58m x 2.59m)

With a radiator and a UPVC double glazed window

### Bedroom Two

8' 0" x 6' 8" (2.44m x 2.03m)

With a radiator, inset spotlighting and a UPVC double glazed window

### Bathroom

Appointed with a three piece modern suite, comprising a paneled bath with mains fed shower over and glass shower screen, a low flush WC and a pedestal wash hand basin with feature modern tiling to the walls and floor. There is a wall mounted bathroom cabinet with mirrored front, inset spotlights and a wall mounted heated towel rail.

### Outside

There is a delightful, enclosed garden with a fully fenced surround and a gate providing pedestrian access. The garden is laid out in a low maintenance style which comprises a generous paved patio, slate chippings and paved path leading to the house. There is an outside light.

To the rear of the cottage is vehicular and pedestrian access leading to a block paved hard standing area for one car. There is outside lighting..

### Council Tax

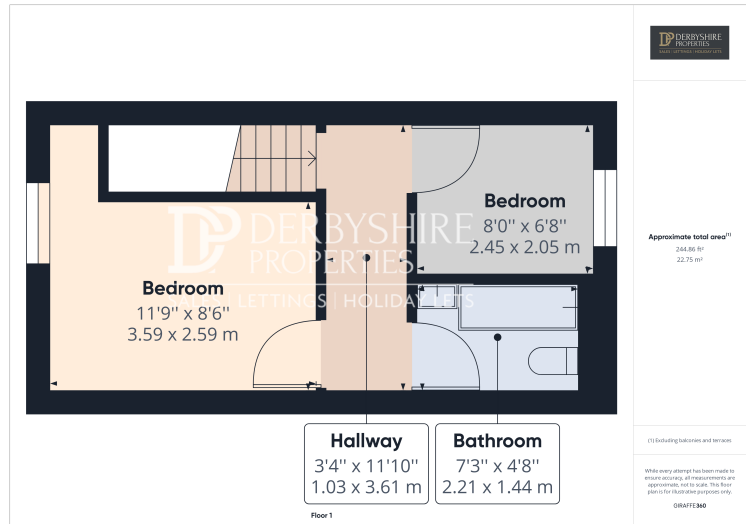
We understand that the property currently falls within council tax band A, with Erewash Borough Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

### 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		88
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	