

Mill Farm Drive, Tibshelf.

£200,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LET

PROPERTY DESCRIPTION

GUIDE PRICE £200,000 - £210,000. Derbyshire Properties are pleased to offer 'For sale' this impressive three bedroom semi detached home on popular residential estate in Tibshelf. Offered with NO UPWARD chain, we recommend an early internal inspection to avoid disappointment.

Internally, the accommodation comprises of entrance hallway, downstairs W.C., dining kitchen and lounge. The first floor has three bedrooms and a family bathroom.

Outside, there is a side driveway providing off-road parking. Garden-wise, there is a small frontage and a rear garden comprising of patio and lawn. There is also fencing to the rear boundaries, providing a perfect safe space for children and pets.

FEATURES

- GUIDE PRICE £200,000 - £210,000
- Modern Semi Detached House
- Three Bedrooms
- Popular modern development
- Ideal First Home
- Well Presented
- Viewing Strongly Recommended
- Side Driveway
- No Upward Chain



ROOM DESCRIPTIONS

Entrance Hall

Front door to the entrance hallway. Radiator. Stairs to the first floor.

Downstairs W.C.

Low level W.C. Pedestal Wash hand basin. Upvc double glazed window to the front. Radiator

Dining Kitchen

13' 3" x 11' 5" (4.04m x 3.48m) 13' 3" x 11' 5" (4.04m x 3.48m) Fitted with an attractive range of base and eye level units. Work surfaces with tiled splash backs. Oven, hob and extractor fan. One and a half bowl stainless steel sink unit with mixer tap. Plumbing for washing machine. Space for fridge freezer. Space for table and chairs. Radiator.

Lounge

14' 6" x 11' 6" (4.42m x 3.51m) 14' 6" x 11' 6" (4.42m x 3.51m) Upvc double glazed French doors to the rear garden. Radiator. Storage cupboard.

Landing

Radiator. Loft access.

Bedroom One

14' 7" x 9' 6" (4.45m x 2.90m) 14' 7" x 9' 6" (4.45m x 2.90m) 14' 7" x 9' 6" (4.45m x 2.90m) Two upvc double glazed windows to the front. Radiator.

Bedroom Two

9' 6" x 8' 1" (2.90m x 2.46m) Upvc double glazed window to the rear. Radiator.

Bedroom Three

6' 6" x 6' 1" (1.98m x 1.85m)

Bedroom Three

6' 6" x 6' 1" (1.98m x 1.85m) Upvc double glazed window to the rear. Radiator.

Bathroom

8' 3" x 5' 4" (2.51m x 1.63m) Panelled bath with mixer shower over. Pedestal wash hand basin. Low level W.C. Upvc double glazed window to the side. Radiator.

Parking

Side driveway, providing useful off-road parking.

Gardens

There is a small front garden with hedging. The rear garden has a paved patio with lawn section and fencing to the boundaries.

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.



FLOORPLAN & EPC

