

Riversdale, Ambergate, Belper, Derbyshire. DE56 2EU

£160,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present for sale this two bedroom end of terrace property located within the popular village of Ambergate. The property briefly comprises of :- kitchen/dining room, inner hallway and living room. To the first floor a landing provides access to 2 bedrooms and shower room. Externally the property has a large frontage with parking for 2/3 vehicles and an enclosed private rear garden with outbuildings. We believe the property will ideally suit first time buyers looking to take their first steps onto the property ladder.

FEATURES

- End Terraced House
- 2 Bedrooms
- 1 Reception Room
- Driveway
- Ideal First Home
- Garden With Outbuildings
- Village Location
- Council Tax Band A



ROOM DESCRIPTIONS

Living Room

With double glazed bay window to the front elevation, wall mounted radiator and decorative coving to ceiling. The focal point of the room is a stone fireplace with raised tiled hearth.

Inner Hallway

Located between the kitchen and living room. With carpeted staircase to the 1st floor landing and doorway provides access:-

Kitchen

Comprising of a range of wall and base mounted units with roll-top worksurfaces incorporating a single sink drainer unit with mixer taps. Part tiling to walls, under counter space and plumbing for washing machine, wall mounted gas combination boiler, integrated electric oven, four ring gas hob and extractor canopy over. Tiled floor covering, wood panelling to walls, double glazed door to the side elevation, undercounter space for fridge and double glazed window to the rear elevation.

Pantry

Located under the stairs with wall mounted shelving.

First Floor Landing

Accessed via the inner hallway with internal doors leading to both bedrooms and shower room. Ceiling mounted loft access point, wall mounted radiator and double glazed window to the rear elevation.

Bedroom 1

With double glazed window to the front elevation, wall mounted radiator and fitted storage cupboard.

Bedroom 2

Double glazed window to the rear elevation, wall mounted radiator.

Shower Room

With low-level WC, pedestal wash hand basin and shower enclosure with wall mounted electric shower and attachment over. Wall mounted radiator, decorative coving and wall mounted external extractor fan.

Outside

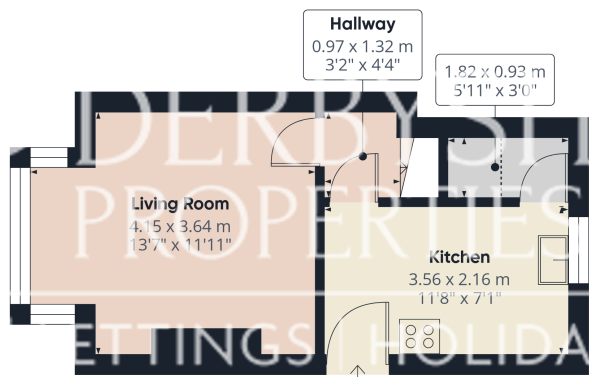
The property has a concrete driveway that provides parking for 2 to 3 vehicles. The fully enclosed rear garden has timber fence boundaries and two brick outbuildings providing useful storage space.

Disclaimer

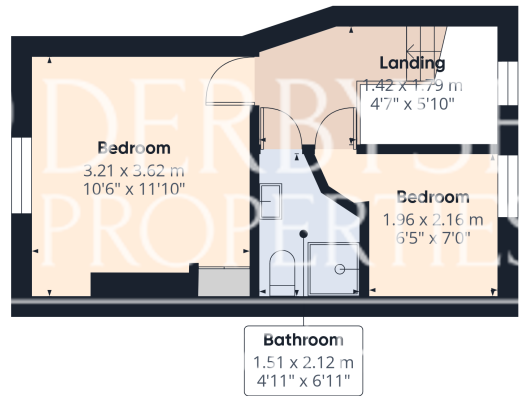
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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



Ground Floor



Floor 1



Approximate total area⁽¹⁾
46.1 m²
496 ft²

Reduced headroom
0.7 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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