

Greenhill Lane, Riddings.

£152,500 Freehold

FOR SALE



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PROPERTIES  
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## PROPERTY DESCRIPTION

Derbyshire Properties are pleased to present this three bedroom semi detached home in Riddings. Within walking distance to a host of local amenities including; Schools, Parks, Shops, Pubs and Barbers, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Lounge, Dining Room, Kitchen, Utility Area and Shower Room to the ground floor with three double Bedrooms and further En Suite WC to the first floor.

Externally, the property boasts private rear enclosed garden mainly laid with artificial turf with hardstanding for shed to the bottom of the garden and entertaining patio area by the house. The rear space is bordered and privatised by a combination of timber fencing and mature shrubbery making it ideal for those with pets and young children.

## FEATURES

- Great First Time Buy
- Family Home
- Walking distance to local amenities
- Local To Schools
- Ideal for access to Alfreton, Ripley, A38 and M1
- Impressive rear garden
- Three Double Bedrooms



## ROOM DESCRIPTIONS

### Living Room

3.89m x 3.62m (12' 9" x 11' 11") Accessed via double glazed UPVC door to front elevation with double glazed window to front elevation and wall mounted radiator beneath decorative cover.

### Dining Room

3.96m x 3.62m (13' 0" x 11' 11") With double glazed window to rear elevation, wall mounted radiator and wood effect flooring throughout. Understairs cupboard provides additional storage capacity.

### Kitchen

3.09m x 2.10m (10' 2" x 6' 11") Featuring a range of base cupboards and eye level units with complimentary worktops over and tiled splashback to cover the workspace. Appliances include; Gas oven, gas hob with accompanying extractor hood and stainless steel inset one and a half bowl sink. There is under counter plumbing for dishwasher/washing machine whilst wood effect flooring throughout and double glazed window to side elevation completes the space.

### Rear Hallway/Utility Space

With worktop space of its own, carpeted flooring and UPVC double glazed door accessing side elevation.

### Bathroom

2.31m x 1.51m (7' 7" x 4' 11") A three piece suite comprising; Bath with shower screen and attachment, pedestal handwash basin and low level WC. Wood effect flooring runs throughout whilst wall mounted heated towel rail, wall fitted extractor fan and double glazed obscured window to rear elevation completes the space.

### Landing

Accessing all Bedrooms.

### Bedroom One

3.92m x 3.70m (12' 10" x 12' 2") With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Access to En Suite WC.

### En Suite WC

With vanity wash basin and low level WC.

### Bedroom Two

3.91m x 2.65m (12' 10" x 8' 8") With double glazed window to rear elevation, wall mounted radiator and wood effect flooring.

### Bedroom Three

3.11m x 2.13m (10' 2" x 7' 0") With double glazed window to side elevation, wall mounted radiator and wood effect flooring. In built cupboard provides ample storage capacity.

### Outside

Externally, the property boasts private rear enclosed garden mainly laid with artificial turf with hardstanding for shed to the bottom of the garden and entertaining patio area by the house. The rear space is bordered and privatised by a combination of timber fencing and mature shrubbery making it ideal for those with pets and young children.

### Council Tax

We understand that the property currently falls within council tax band A, with Amber Valley 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

