

Central Drive, Blackwell.

£127,500 Freehold

REDUCED



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PROPERTY DESCRIPTION

Derbyshire Properties present this three bedroom semi detached home located in Blackwell. Offered with off street parking, the property is Ideal for first time buyers and investors alike, we recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance Hall, Lounge, Conservatory and Kitchen to the ground floor with three Bedrooms and family Bathroom to the first floor.

Externally, the property boasts off street parking for numerous vehicles to the front elevation and enclosed patio garden to rear elevation for entertaining and relaxing. The space is bordered and secured by timber fencing making it ideal for those with pets and young children.

FEATURES

- Investment Opportunity
- Great First Time Buy
- Off Street Parking
- Ideal for access to A38 & M1



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via composite door to the front elevation, with carpeted flooring, wall mounted radiators, understairs store cupboard and access to WC.

Living Room

13' 9" x 13' 6" (4.19m x 4.11m) With double glazed French doors to Conservatory, wall mounted radiator and wood effect flooring. Doorway to Kitchen.

Kitchen

20' 1" x 6' 5" (6.12m x 1.96m) Featuring a range of base cupboards and eye level units with complimentary worktops that integrate; Gas hob with accompanying extractor hood, gas oven and stainless steel inset sink. Tiled splashback covers the workspace whilst double glazed windows feature to side and rear elevation. UPVC door accesses side elevation.

Conservatory

9' 3" x 8' 7" (2.82m x 2.62m) UPVC double glazed Conservatory housing wall mounted radiator with double glazed French doors accessing rear enclosed garden.

First Floor

Landing

Accessing all three Bedrooms and the family Bathroom.

Bedroom One

13' 2" x 10' 1" (4.01m x 3.07m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

10' 3" x 9' 9" (3.12m x 2.97m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

9' 5" x 6' 3" (2.87m x 1.91m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bathroom

10' 0" x 6' 4" (3.05m x 1.93m) A three piece suite including bath with shower attachment, pedestal handwash basin and low level WC. Wall mounted heated towel rail and double glazed obscured window to front elevation both feature.

Outside

Externally, the property boasts off street parking for numerous vehicles to the front elevation and enclosed patio garden to rear elevation for entertaining and relaxing. The space is bordered and secured by timber fencing 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 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

