

Fernwood Close, Shirland, Derbyshire.

£130,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

An end terraced house located in the sought after village of Shirland and offered with no upward chain.

Accommodation comprises a Lounge/Dining Room, Fitted Kitchen, Two Double Bedroom and a Shower Room. The house benefits from Gas central heating and UPVc double glazing. There are gardens to the front and rear and a Garage in a separate block. Ideal for a First Time Buyer, the house is in need of cosmetic improvement.

## FEATURES

- End Terraced House In Need Of Cosmetic Improvement
- Entrance Porch And Fitted Kitchen
- Lounge/Dining Room
- Two Double Bedrooms
- Modern Shower Room To First Floor
- UPVc Double Glazing And Gas Central Heating
- Gardens Front And Rear.
- Garage In A Separate Block
- Ideal Purchase For First Time Buyers
- Sought After Village Location



## ROOM DESCRIPTIONS

### Entrance Porch

Having a UPVC double glazed entrance door, a UPVC double glazed window and a single glazed window both with frosted glass.

### Kitchen

13'2 x 6'0 (4.03m x 1.85m)

Appointed with a range of modern base cupboards, drawers and eye level units with a wood grain effect roll top work surface over incorporating a stainless steel sink drainer unit with mixer tap. Tiling to the splash back, space for a cooker, space for a refrigerator and a central heating radiator. There is a UPVC double glazed window to the front, plumbing for an automatic washing machine and a walk-in pantry which provides excellent storage space.

### Living Room

21'4 x 10'7 (6.52m x 3.25m)

With a wall mounted gas fire, a central heating radiator and a UPVC double glazed window to the rear overlooking the garden. A door provides access to the rear garden and stairs lead off to the first floor.

### First Floor

### Landing

Having access to the roof space

### Bedroom One

10'3 x 9'6 (3.13m x 2.90m)

With a range of built-in wardrobes providing excellent storage space, a central heating radiator and an over stairs cupboard which provides storage space. There is a UPVC double glazed window overlooking the rear garden and views beyond

### Bedroom Two

9'4 x 7'7 (2.85m x 2.32m)

Appointed with a range of fitted wardrobes and overhead cupboards providing storage space, there is a central heating radiator and a UPVC double glazed window to the front elevation

### Shower Room

6'4 x 5'5 (1.94m x 1.66m)

Appointed with a three-piece suite comprising a walk-in shower cubicle with glass shower screen and electric shower, a vanity wash hand basin with useful cupboards beneath and a low flush WC. There is tiling to splash back areas, a central heating radiator and a UPVC double glazed window to the front.

### Outside

To the front there is a fore garden with hedgerow to the surround and a gate leading to the front door. There is a circular paved patio with gravel to the surround

To the rear there is an enclosed garden which is mainly graveled and paved with a wooden shed which provides storage.

There is a Single Garage in a separate block which provides parking or storage.

### Council Tax

We understand that the property currently falls within council tax band A, with North East Derbyshire 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

