

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer to the market this mid terraced property which would make an ideal first home or investment opportunity.

The property offers spacious accommodation throughout which briefly comprises; Lounge, Inner Lobby with stairs to the first floor, separate Dining Room, Kitchen and Shower Room. On the first floor there are two double Bedrooms. Outside the property has the benefit of a single garage and a delightful enclosed larger than average rear garden, having mature borders, shrubs and trees and offers an excellent degree of privacy. There is also the benefit of an external electric supply and hard base for home office.

FEATURES

- Ideal First Home or Investment Property
- Within Close Proximity To The Town Centre and Amenities
- New Carpets Throughout
- Lounge, Dining Room & Ground Floor Shower Room
- Two Double Bedrooms
- Delightful Enclosed Rear Garden and Patio Area
- Provision For External Electric Supply
- Single Garage



ROOM DESCRIPTIONS

Ground Floor

Lounge

9'10 x 11'11 (3.02m x 3.64m) The property is approached via a uPVC double glazed front entrance door leading into the Lounge, with a uPVC double glazed window to the front elevation. Central heating radiator.

Dining Room

11'10 x 11'10 (3.63m x 3.62m) With a uPVC double glazed window to the rear elevation, feature fireplace with inset coal effect electric fire, useful walk in under stair storage. Central heating radiator

Kitchen

14'7 x 5'11 (4.45m x 1.81m) Fitted with a good range of shaker style wall and base units, with complementary work surfaces over incorporating a stainless steel sink and drainer, there is a built in electric oven and hob with extractor hood over. There is plumbing for an automatic washing machine, uPVC double glazed window to the side elevation and side entrance door.

Shower Room

11'10 x 5'1 (3.62m x 1.56m) Fitted with a three piece suite comprising; separate shower enclosure with electric shower, low flush w.c. and pedestal wash hand basin. Central heating radiator and uPVC double glazed window to the side elevation. This could easily accommodate a bath in place of the shower cubicle.

Landing

Leading to the Bedrooms and access to the loft.

Bedroom 1

9'11 x 12'0 (3.02m x 3.67m) With a uPVC double glazed window to the front elevation, central heating radiator.

Bedroom 2

11'11 x 12'1 (3.64m x 3.69m) With a uPVC double glazed window to the rear elevation. Central heating radiator.

Outside

Front Area

The property is approached via a road leading off the main road and leads to a single garage and parking space in front.

Rear Garden

To the rear of the property is a delightful enclosed garden area which offers an excellent degree of privacy with patio seating area, lawn and a variety of mature shrubs and trees with an open aspect. There is also the provision for external electric supply and hard standing for a home office or garden room/studio.



FLOORPLAN & EPC

