

Bamford Street, Newton.

£130,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
— SALES & LETTINGS —

DERBYSHIRE
PROPERTIES
SALES | LETTINGS | HOLIDAY LET

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer to the market this traditional mid terraced home being situated within this popular village location. The property is being sold with no upward chain and we would recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Entrance, Lounge, Dining Room, Kitchen and Rear Hall/Conservatory to the ground floor with two Bedrooms and family Bathroom the to first floor.

Externally, the property features a decking area which leads to a garden area with a greenhouse. There is a work shop with plumbing for automatic washing machine and a further brick building which is fitted with light and power.

FEATURES

- Perfect for access to A38 and M1
- Great First Time Buy
- Investment Opportunity
- Walking Distance to Schools and Parks
- Village Location



ROOM DESCRIPTIONS

Lounge

11' 10" x 11' 8" (3.61m x 3.56m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Fitted bookcase and low level cupboards provide integrated storage whilst the centre piece of the room is multi fuel stove on raised hearth set in exposed brick surround.

Dining Room

15' 0" x 10' 4" (4.57m x 3.15m) With double glazed French doors to rear elevation, wall mounted radiator and wood effect flooring. Carpeted stairs rise to first floor.

Kitchen

10' 1" x 7' 2" (3.07m x 2.18m) Featuring a range of base cupboards and eye level units with worktops over which house integrated gas oven and hob with accompanying extractor hood as well as inset stainless steel one and a half bowl sink. Tiled flooring runs throughout whilst UPVC double glazed door accesses Rear Hallway/Conservatory.

Conservatory/Rear Hall

9' 7" x 5' 8" (2.92m x 1.73m) With double glazed doors to the rear, double glazed windows to the side, tiled flooring and door to the kitchen.

First Floor

Landing

Accessing both Bedrooms and the family Bathroom.

Bedroom One

13' 4" x 6' 0" (4.06m x 1.83m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

11' 9" x 6' 3" (3.58m x 1.91m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Comprehensively fitted with shelving and fitted wardrobes.

Bathroom

8' 8" x 6' 3" (2.64m x 1.91m) A tiled three piece suite comprising corner shower cubicle, pedestal handwash basin and low level WC. Double glazed obscured window features to the front elevation whilst wall fitted extractor unit and fitted airing cupboard providing storage completes the space.

Outside

Externally, the property features a decking area which leads to a garden area with a greenhouse. There is a work shop with plumbing for automatic washing machine and a further brick building which is fitted with light and power.

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 & EPC

