

Pennine Avenue, Riddings.

£200,000 Freehold

FOR SALE



**DERBYSHIRE**  
PROPERTIES  
— SALES & LETTINGS —

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## PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer 'For Sale' this semi detached bungalow occupying impressive plot on very popular residential estate. Boasting spacious and versatile living accommodation throughout, we recommend an early internal inspection to avoid disappointment.

Internally, the property offers single storey living comprising; Entrance Hall, Lounge, Kitchen, Pantry, Utility Room, WC, Bathroom and two Double Bedrooms.

Externally, the property has impressive front lawn space, bordered and partially privatised by mature shrubbery with impressive rear garden consisting of entertaining patio opening up to lawn area. The rear garden is bordered by a combination of timber fencing and mature shrubbery, making it ideal for those with pets and young children.

## FEATURES

- Popular and Convenient Location
- Requires Some General Modernisation
- Utility Room & Cloakroom/WC
- Impressive rear garden
- Versatile And Flexible Accommodation
- Ideal for access to A38 & M1



## ROOM DESCRIPTIONS

### Entrance Hallway

Accessed via UPVC double glazed door to front elevation with carpeted flooring, wall mounted radiator and doorways to; Lounge, Kitchen, Bathroom and both double Bedrooms.

### Living Room

12' 8" x 12' 8" (3.86m x 3.86m) With double glazed bay window to front elevation with wall mounted radiator, carpeted flooring and gas fireplace on raised hearth with decorative wooden surround.

### Kitchen

13' 6" x 8' 4" (4.11m x 2.54m) Featuring a range of base cupboards and eye level units with complimentary worktops that include inset one and a half bow sink. Double glazed window to side and rear elevation with door accessing Utility Space. Access to Pantry.

### WC

With low level WC and double glazed obscured window to side elevation.

### Utility Area

With worktop space of its own and under counter plumbing for washing machine. Double glazed window to side elevation and UPVC double glazed door accessing rear enclosed garden.

### Bedroom One

12' 8" x 11' 9" (3.86m x 3.58m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

11' 8" x 9' 3" (3.56m x 2.82m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bathroom

8' 4" x 5' 10" (2.54m x 1.78m) A tiled three piece suite including bath with shower screen and attachment, handwash basin and low level WC. Tiled flooring, double glazed obscured window to rear elevation, wall mounted heated towel rail and wall fitted extractor unit.

### Outside

Externally, the property has impressive front lawn space, bordered and partially privatised by mature shrubbery with impressive rear garden consisting of entertaining patio opening up to lawn area. The rear garden is bordered 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 B, 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

