

North Street, Pinxton.

£155,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

Derbyshire Properties are pleased to bring to the market this two bedroom terraced house, conveniently positioned for access to A38 and M1 motorway links whilst benefitting from additional garden room which proves incredibly versatile and would make the perfect home office. We recommend an early internal inspection to avoid disappointment.

Internally, the property briefly comprises; Lounge and impressive Breakfast Kitchen to the ground floor with two double Bedrooms and family Bathroom to the first floor.

Externally, the property benefits from front courtyard area with rear enclosed garden housing garden room ideal for use as a bar, office or home gym whilst also featuring entertaining patio and further space laid with artificial grass all of which are secured by timber fencing making it ideal for those with pets and young children.

FEATURES

- Great First Time Buy
- Ideal for access to A38 & M1
- Outdoor Studio/Home Office
- Close By To Local Amenities
- Walking distance to schools



ROOM DESCRIPTIONS

Lounge

12' 0" x 10' 10" (3.66m x 3.30m) Accessed via double glazed UPVC door with wall mounted radiator, double glazed window to front elevation, wood effect flooring and open doorway to Breakfast Kitchen. Under stairs cupboard provides additional storage capacity.

Dining Kitchen

13' 10" x 10' 9" (4.22m x 3.28m) Featuring a range of base cupboards and eye level units with complimentary worktops that integrate electric oven with gas hob accompanying extractor hood. Tiled flooring runs throughout whilst double glazed bi fold doors open to the rear enclosed garden making it a fantastic room and space for entertaining no matter the season.

First Floor

Landing

With access to both Bedrooms and the family Bathroom, this carpeted space has double glazed window to front elevation.

Bedroom One

12' 0" x 11' 1" (3.66m x 3.38m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

Bedroom Two

10' 11" x 8' 2" (3.33m x 2.49m) With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

Bathroom

7' 10" x 3' 11" (2.39m x 1.19m) A three piece suite comprising; free standing bath, pedestal handwash basin and low level WC.

Bar/Studio/Home Gym/Office

Accessed via double glazed French doors to front elevation, with electric log burner and spotlights to the ceiling. An incredibly versatile space.

Outside

Externally, the property benefits from front courtyard area with rear enclosed garden housing garden room ideal for use as a bar, office or home gym whilst also featuring entertaining patio and further space laid with artificial grass all of which are secured by timber fencing making it ideal for those with pets and young children. Outside store with WC.

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

