

Lincoln Street, Tibshelf, Derbyshire.

£129,995 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

A deceptively spacious End Terraced House located within the popular village of Tibshelf which has a good range of amenities including shops, schools(primary and secondary), Pubs, The Five Pits Trail and easy access to A38 and M1.

Accommodation comprises; Lounge, Dining Room, a Fitted Kitchen, rear Porch and a Bathroom. To the first floor are Three bedrooms. There is a rear garden and patio. Having off road parking to the rear and a single Garage.

The house is ideal for First Time Buyers or a family. Viewing highly recommended to appreciate the space.

## FEATURES

- An End Terraced House
- Lounge And Dining Room
- Kitchen And Rear Porch
- Ground Floor Bathroom
- Three Bedrooms
- Rear Garden And Patio
- Rear Access And Single Garage
- Viewing Essential To Appreciate Potential
- Ideal For First Time Buyers



## ROOM DESCRIPTIONS

### Lounge

12'11 x 12'2 (3.95m x 3.72m)

Having a UPVC double glazed entrance door, central heating radiator and a UPVC double glazed window to the front.

### Inner Lobby

Having an under stairs cupboard providing storage space.

### Dining Room

13'0 x 11'11 (3.99m x 3.65m)

With a dado rail, a central heating radiator and UPVC double glazed window to the rear. Stairs lead off to the first floor

### Kitchen

9'1 x 6'9 (2.77m x 2.07m)

Appointed with a range of light beech effect base cupboards, drawers and eye level units with a complimentary roll top work surface over incorporating a stainless steel sink/drainage unit with mixer tap. There is space for a cooker, space for a refrigerator, tiling to the splash back areas, a UPVC double glazed window to the side and a door providing access to the rear Porch.

### Porch

9'6 x 4'11 (2.92m x 1.50m)

With a tiled floor, UPVC double glazed windows with obscure glass, plumbing for an automatic washing machine and a UPVC double glazed door provides access to the garden.

### Bathroom

7'3 x 6'8 (2.21m x 2.04m)

Appointed with a three-piece white suite comprising a panelled bath with folding glass, shower door and shower over, a pedestal wash hand basin and a low flush WC with full tiling to the walls. There is a UPVC double glazed window to the rear, a wall mounted bathroom cabinet and a central heating radiator.

### First Floor

### Landing

Having doors leading off to the bedrooms

### Bedroom One

13'0 x 12'1 (3.98m x 3.69m)

With a UPVC double glazed window to the front elevation and a central heating radiator. An over stairs cupboard provides excellent storage space.

### Bedroom Two

12'3 x 10'2 (3.74m x 3.12m)

With a central heating radiator and a UPVC double glazed window overlooking the rear garden and countryside beyond

### Bedroom Three

8'11 x 6'9 (2.74m x 2.06m)

Having a fitted cupboard providing storage space and a UPVC double glazed window overlooking the garden

### Outside

To the rear there is a paved patio with lawned garden beyond. The garden gate leads to a rear access for vehicles and pedestrians. There is a Garage and off road parking.

### 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.



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