



£165,000

Hallfieldgate Lane, Shirland DE55 6AA

Terraced House | 2 Bedrooms | 2 Bathrooms

01773 832355

DERBYSHIRE  
PROPERTIES  
SALES | LETTINGS | HOLIDAY LETS

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)





# Step Inside

---

## Key Features

- A Beautifully Appointed Mid Terraced Cottage
- Having Been Sympathetically Modernised By The Current Owners
- Lounge With Feature Chimney Breast
- Open Plan Modern Dining/Kitchen
- Ground Floor bathroom With Four Piece Suite
- Two Double Bedrooms
- En Suite To Master Bedroom
- Delightful Rear Garden And Patio
- Desirable Village Location
- Viewing Essential To Appreciate Decor And Presentation

## Property Description

Derbyshire Properties offer this Traditional style mid terraced property in an enviable village location which has been superbly modernised by the current owners. Ideal first home. Lounge, open plan Dining/Kitchen, Ground floor Bathroom with a Four piece suite, Two double Bedrooms and an En Suite to Master Bedroom - Viewing Advised

## Main Particulars

A superbly appointed and modernised mid terraced cottage located within the highly sought after village of Shirland.

Lounge, Open plan Dining Room & Kitchen, Two double Bedrooms(Master with En Suite) and a Bathroom with a modern four piece suite.

Delightful, enclosed cottage style garden to the rear.

Viewing essential to appreciate decor. Ideal for First Time Buyers.

Ground Floor

Lounge

10'11 x 12'10 (3.34m x 3.92m) Having a modern composite door with double glazed glass inserts, a feature chimney breast with exposed brick, central heating radiator, picture rail and a UPVC double glazed window to the front

Inner Hall

Stairs lead off to the first floor

Dining Room(Open plan to Kitchen)

11'11 x 12'9 (3.64m x 3.89m)

Open plan to the Kitchen and having feature wood grain effect laminate flooring, a radiator, built in storage cupboards to the alcove and a double glazed rear window. There is also an under stairs storage cupboard.

Kitchen

8'4 x 6'6 (2.55m x 1.99m)

Appointed with a range of modern, white base cupboards, drawers and eye level units with a complimentary roll top work surface over incorporating a stainless steel sink/ drainer unit with mixer tap. Integrated appliances include an electric oven, induction hob and extractor fan. There is space for a fridge/ freezer, integrated wine rack, plumbing for an automatic washing machine and feature tiling to splash back areas. A wood grain effect laminate floor carries through from the Dining Area and there is a wall mounted boiler (serving domestic hot water and central heating system). There is a UPVC double glazed window to the rear and a door providing access.

Bathroom

11'6 x 6'7 (3.51m x 2.02m)

With a four piece suite comprising a bath, wash hand basin, WC and separate shower cubicle with mains fed shower over. With tiled splash backs and an Aqua board wall finish, a contemporary radiator, ceiling spotlights, an extractor fan and a double glazed side window.

First Floor

Landing

Bedroom 1

11'1 x 12'9 (3.39m x 3.90m)

Having a cast iron ornamental fireplace, radiator and a UPVC double glazed rear window. Door to:

En Suite

8'5 x 6'6 (2.58m x 1.99m)

With a modern White three piece suite comprising a bath with a shower over and glass screen with Aqua boarding to the splash back areas, vanity wash hand basin and a WC. A modern wall mounted heated towel rail and a UPVC double glazed side window.

Bedroom 2

11'11 x 12'9 (3.64m x 3.90m)

With an ornamental fireplace, built in storage cupboard, radiator and a UPVC double glazed front window.

Front Garden

To the front of the property is a cottage style front garden which is laid to lawn with a walled surround and a pathway leading to the front entrance door.

Rear Garden

To the rear of the property is a delightful enclosed garden area being mainly laid to lawn with mature borders and hedging. Offering a good degree of privacy.

COUNCIL TAX

We understand that the property currently falls within council tax band A, with North-East Derbyshire 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.



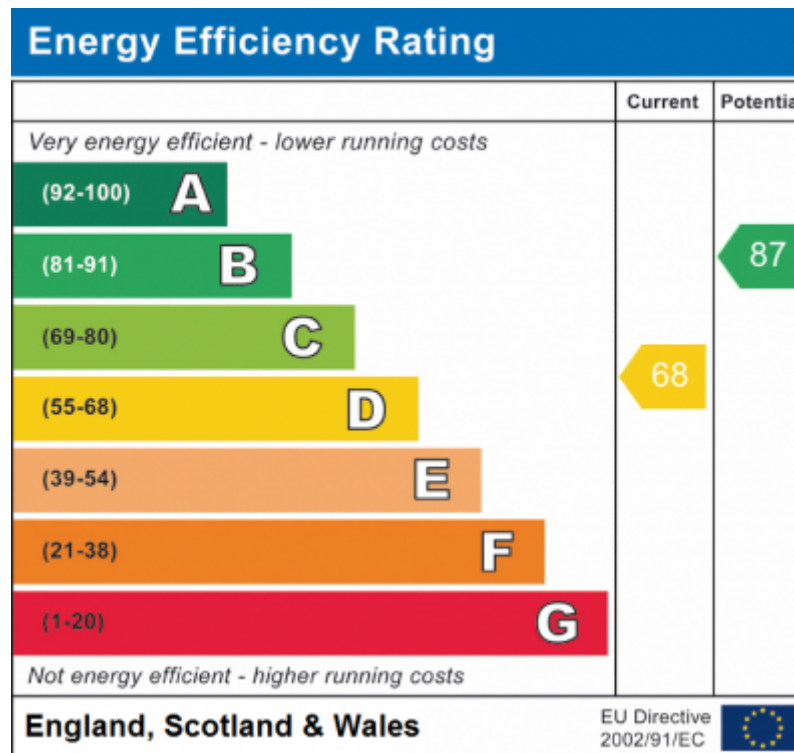




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY





Telephone: 01773 832355

 **DERBYSHIRE  
PROPERTIES**  
= RAMP & RENTALS =

[www.derbyshireproperties.com](http://www.derbyshireproperties.com)