



£130,000

West Street, South Normanton DE55 2AJ

Terraced House | 2 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Great first home
- Ideal for access to A38 & M1
- Walking distance to local amenities
- Two Double Bedrooms
- En Suite Toilet
- Low maintenance

Property Description

Derbyshire Properties are pleased to present this two bedroom mid terrace property to the market. Having been lovingly upgraded by the current vendors, the property boasts two double Bedrooms whilst being ideally situated for access to A38 and M1 motorways. We recommend an early internal inspection to avoid disappointment.

Main Particulars

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Internally, the property briefly comprises; Lounge, Dining Room and Kitchen to the ground floor with two double Bedrooms, family Bathroom and further En Suite toilet accessed via Bedroom two.

Externally, the property has pebbled rear garden with elevated sun terrace perfect for entertaining and relaxing. The rear garden space is entirely bordered by timber fencing making it ideal for those with pets and young children.

Living Room

11' 10" x 11' 2" (3.61m x 3.40m) Accessed via double glazed UPVC door with double glazed window to front elevation, wall mounted radiator, electric fireplace housed in decorative surround on raised hearth, wood effect flooring and fitted storage space.

Dining Room

11' 5" x 11' 0" (3.48m x 3.35m) With double glazed window to rear elevation, wall mounted radiator and wood effect flooring. Understairs store cupboard housing light and power.

Kitchen

11' 4" x 6' 11" (3.45m x 2.11m) Featuring a range of base cupboards and eye level units with complimentary worktops that integrate; Stainless steel inset sink, electric oven and gas hob with accompanying extractor hood. The fridge also comes fitted. Double glazed windows feature to side and rear elevation whilst UPVC double glazed door accesses rear enclosed garden. Tiled splashback covers the workspace whilst tiled flooring and wall mounted radiator complete the space.

First Floor

Landing

Accessing Bedroom one and two.

Bedroom One

12' 3" x 11' 5" (3.73m x 3.48m) With double glazed window to rear elevation, original wooden flooring and wall mounted radiator. Access to En Suite Bathroom.

Bathroom

11' 3" x 7' 0" (3.43m x 2.13m) A four piece suite comprising; Double walk-in shower, bath, pedestal handwash basin and low level WC. Wood effect flooring and decorative wall panelling both feature whilst wall mounted heated towel rail, ceiling fitted extractor unit and double glazed obscured window to rear elevation. Fitted closet housing gas central heating boiler.

Bedroom Two

11' 11" x 11' 1" (3.63m x 3.38m) With double glazed window to front elevation, wall mounted radiator and original wooden flooring. Access to WC.

WC

With wall mounted handwash basin, low level WC and ceiling fitted extractor unit.

Outside

Externally, the property has pebbled rear garden with elevated sun terrace perfect for entertaining and relaxing. The rear garden space is entirely bordered by timber fencing making it ideal for those with pets and young children.

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

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