



£134,950

Hammersmith, DE5 3RA

Cottage | 1 Bedroom | 1 Bathroom

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# Step Inside

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## Key Features

- Charming Character Cottage
- Council Tax Band A
- Offered For Sale With No Upward Chain
- One Double Bedroom
- Parking To Rear
- No Chain
- Ideal Downsize or First Time Buy
- View Essential

## Property Description

A beautifully presented, characterful country cottage occupying a sought after semi rural Hamlet, yet conveniently positioned for easy access to the local road network and Peak District. Viewing essential to appreciate this stylish, stunning property.

## Main Particulars

Offered with No Upward Chain Derbyshire Properties are delighted to offer for sale this charming one-bedroom cottage located in the picturesque hamlet of Hammersmith, conveniently situated close to Pentrich, Swanwick, and Ripley. Offered with no upward chain and immediate vacant possession, this delightful home would make an ideal purchase for first-time buyers, couples, those looking to downsize, or as an investment opportunity. The accommodation briefly comprises a spacious lounge and a kitchen/dining room to the ground floor. To the first floor, a landing provides access to the bedroom and bathroom.

### Living Room

Entered via a uPVC door from the front elevation into this light and airy living space. Featuring a double glazed window, wall-mounted radiator, TV point, and wood floor covering. A feature fireplace with exposed timber lintel and tiled hearth forms the focal point of the room. The space also includes a carpeted staircase leading to the first-floor landing.

### Kitchen

Fitted with a range of wall and base units with roll-top work surfaces incorporating a single stainless steel sink and drainer unit. Integrated electric oven with four-ring gas hob and extractor canopy over. Undercounter space and plumbing for a washing machine. Additional features include a wall-mounted radiator, tiled flooring, double glazed window and door to the rear elevation, and a useful under-stairs storage alcove.

### First Floor

#### Landing

Accessed via the lounge with a double glazed obscured window to the rear elevation, fitted floor-to-ceiling storage cupboard, and internal doors leading to both the bedroom and bathroom.

#### Bedroom

A well-proportioned double bedroom with a double glazed window to the front elevation, wall-mounted radiator, and fitted wardrobe providing ample storage space.

#### Bathroom

Fitted with a modern three-piece white suite comprising a low flush WC, wall-mounted wash hand basin, and panelled bath with electric shower over. Finished with part tiled walls, tiled flooring, radiator, wall-mounted gas combination boiler, and double glazed window.

#### Outside

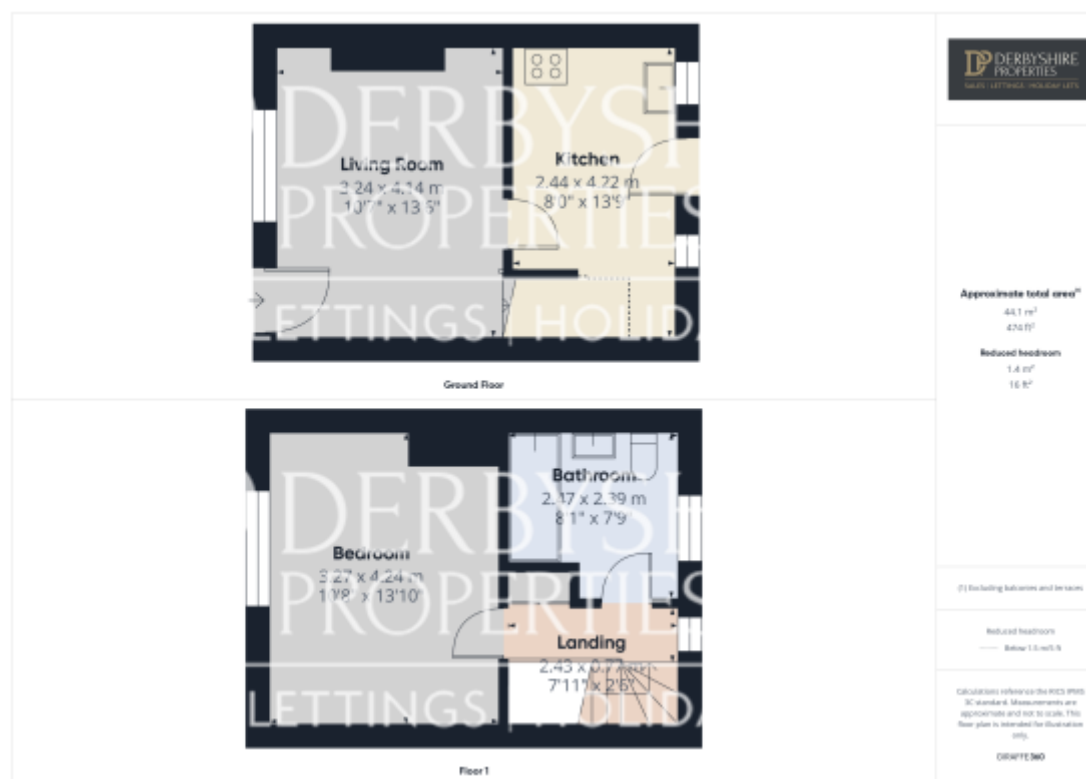
To the rear of the property is a private, enclosed garden offering a full-width patio area with steps leading up to a raised lawn and a further patio area. There is also a brick outbuilding providing additional storage. The garden is enclosed by timber fencing, with gated access leading to an allocated parking area at the rear.

#### 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.

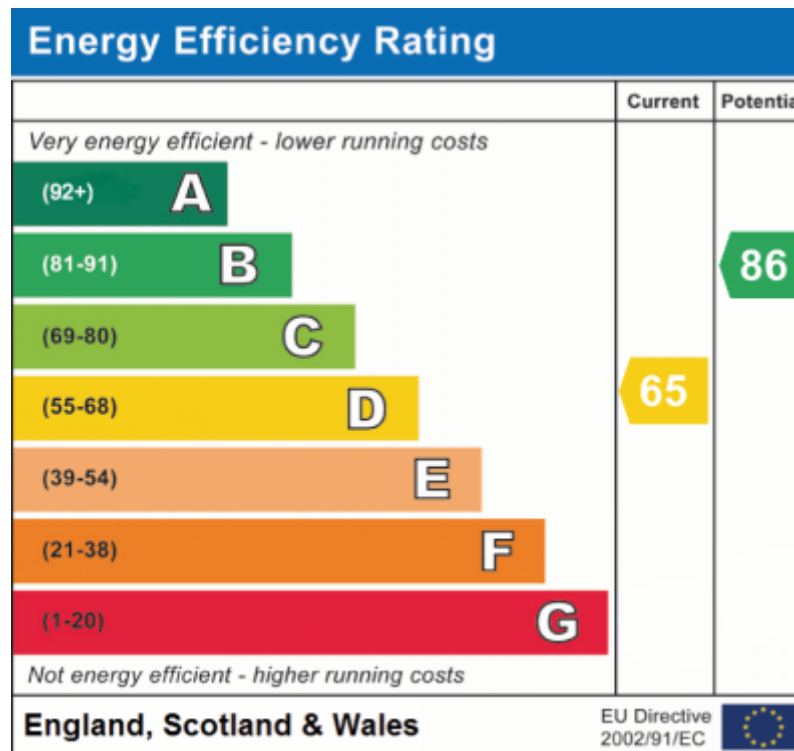






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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