



£165,000

Peveril Road, Tibshelf DE55 5LQ

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01773 832355

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Step Inside

Key Features

- Vacant Possession
- No Upward Chain
- Village Location
- Ideal For Access to A38 & M1
- Perfect First Home
- Ideal For Young Families
- Walking Distance To All Local Amenities
- Walking Distance To Primary & Secondary Schools

Property Description

Derbyshire Properties are pleased to present this two bedroom semi detached home on popular residential estate in the sought after village of Tibshelf. Occupying sizeable plot with driveway parking for several vehicles to the front elevation, we recommend an early internal inspection to avoid disappointment.

Main Particulars

Derbyshire Properties are pleased to present this two bedroom semi detached home on popular residential estate in the sought after village of Tibshelf. Occupying sizeable plot with driveway parking for several vehicles to the front elevation, we recommend an early internal inspection to avoid disappointment.

Internally, the home briefly comprises; Entrance, Lounge & Dining Kitchen to the ground floor with two double Bedrooms and bathroom to the first floor. Externally, the property benefits from sizeable plot with driveway parking for several vehicles to the front elevation with raised flower beds and steps leading to front door. The rear garden is a superb space with well maintained lawn and patio areas throughout forming the ideal area to host or relax. Timber fencing secures the area making it ideal for those with pets and young children.

Hallway

Accessed via UPVC double glazed door to front elevation with mini wall mounted radiator, carpeted flooring and doorway to;

Lounge

4.47m x 3.08m (14' 8" x 10' 1") With double glazed French doors to rear elevation, wall mounted radiator and carpeted flooring.

Kitchen

5.47m x 2.99m (17' 11" x 9' 10") With double glazed windows to front, side and rear elevation, wall mounted radiator and vinyl flooring throughout. A range of base cupboards and eye level units provide a wealth of storage whilst inset one and a half bowl sink and overhead extractor hood completes the area. Composite door to rear elevation.

First Floor

Landing

Accessing both Bedrooms and the shower room, this carpeted space benefits from double glazed window to front elevation and loft hatch.

Bedroom One

4.47m x 3.05m (14' 8" x 10' 0") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Over stairs store cupboard provides valuable fitted space.

Bedroom Two

3.61m x 3.10m (11' 10" x 10' 2") With double glazed window to rear elevation, wall mounted radiator and carpeted flooring. Airing cupboard provides valuable storage capacity.

Bathroom

2.26m x 1.68m (7' 5" x 5' 6") A stylish three piece suite comprising; Double walk-in shower, pedestal handwash basin and low level WC.

Outside

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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.





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 © 2026 05458547 Registered Office: , 9 Bridge Street Belper Derbyshire DE56 1AY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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