



£179,950

Middleton Way, Riddings DE55 4DN

Town House | 3 Bedrooms | 1 Bathroom

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# Step Inside

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## Key Features

- Perfect First Home
- Ideal For Access to A38 & M1
- Walking Distance To All Local Amenities
- Investment Opportunity
- No Upward Chain
- Vacant Possession

## Property Description

Derbyshire Properties are delighted to present this three bedroom home to the market. Ideal for first time buyers & young families, the home is sold with the added benefit of no upward chain. We recommend an early internal inspection to avoid disappointment.

## Main Particulars

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Internally, the home briefly comprises; Entrance Hall, WC, Lounge & Dining Kitchen to the ground floor with three Bedrooms and the family Bathroom situated to the first floor.

Externally, the property benefits from allocated parking for two cars and a rear enclosed garden which benefits from entertaining patio and lawned space with raised timber planters to the border forming the ideal area to host or relax. The space is secured by timber fencing making it ideal for those with pets and young children. The home is also a short walk from Riddings park.

### Entrance Hall

Accessed via entrance door to front elevation with double glazed window to side elevation, wall mounted radiator & wood effect flooring. Doorways to;

### Lounge

With double glazed window to front elevation, two wall mounted radiators and wood effect flooring. Electric fireplace set in decorative surround forms the centre piece of the room.

### Kitchen

Featuring a range of base cupboards and eye level units with wood effect worktops over and tiled splashback to cover the space. Integrated appliances include oven, gas hob with accompanying extractor hood and stainless steel inset sink beneath double glazed window. Wood effect flooring extends to dining area where wall mounted radiator and fitted cupboard reside. Double glazed French doors open to rear garden.

### Landing

Accessing all three Bedrooms and the family Bathroom, this space also benefits from fitted airing cupboard for storage and access to loft.

### Bedroom One

With double glazed window to front elevation, wall mounted radiator and carpeted flooring.

### Bedroom Two

With double glazed window to rear elevation, wall mounted radiator and carpeted flooring.

### Bedroom Three

With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Fitted cupboard over stairs provides valuable storage capacity.

### Bathroom

A tiled three piece suite comprising; Bath with shower screen and attachment, pedestal handwash basin and low level WC.

### Outside

Externally, the property benefits from allocated parking for two cars and a rear enclosed garden which benefits from entertaining patio and lawned space with raised timber planters to the border forming the ideal area to host or relax. The space is secured 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 B, with Amber Valley Borough 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.

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