





**** THREE BEDROOM SEMI-DETACHED ****
HIGH SPECIFICATION ** LAID TO LAWN
GARDENS ** AMPLE PARKING ** NO
CHAIN ** 360 TOUR **

A three bedroom semi-detached property, having the benefit of uPVC double glazing and gas central heating. In brief, the property comprises hallway, living room, refitted kitchen/diner, three bedrooms and refitted family bathroom. Externally, the property has a spacious driveway, useful attached outbuildings and laid to lawn gardens with timber decked patio area. The property is conveniently located within easy access to local amenities such as shops, schools, and leisure centre. Easy access to A50 which links all major road links and a short drive from the Peak District.

Viewings are strictly by appointment only and can be arranged by contacting ABODE on 01889 567777.



 **ABODE**
SALES & LETTINGS

Hallway

With a composite double glazed front entry door leading into, staircase rising to the first floor landing, tiled flooring throughout, central heating radiator, thermostats, meter cupboard housing the consume unit, electric and gas meters, internal doors lead to:

Lounge

With a UPVC double glazed window to the front elevation and central heating radiator.

Kitchen Diner

With a UPVC double glazed window to the side elevation and UPVC double glazed side entry door. The kitchen features a range of matching base and eye-level storage cupboards and drawers with drop edge marble effect work surfaces, integrated appliances include a composite sink and drainer with mixer tap, a four ring hob with extractor hood, oven/grill, integrated microwave, space for American style fridge and undercounter plumbing space for white goods, useful under stairs storage cupboard, internal door leading to:

Family Room

Built of timber frame construction, the room consists of a UPVC double glazed window to the rear elevation, UPVC double glazed side entry door, TV aerial point, spot lighting to ceiling and central heating radiator.

Landing

With a UPVC double glazed window to the side elevation, former airing cupboard with eye level shelving, access into loft space via loft hatch, thermostat for the underfloor heated bathroom, internal doors lead to:



Bedroom One

With a UPVC double glazed window to the front elevation and central heating radiator.

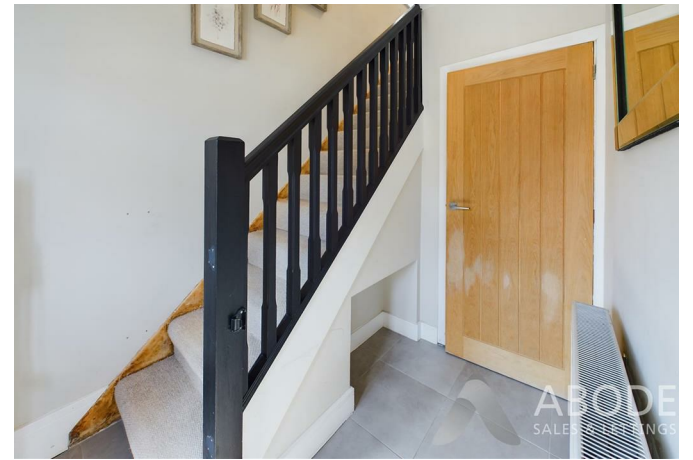
Bedroom Two

With a UPVC double glazed window to the rear elevation and central heating radiator.

Bedroom Three

With a UPVC double glazed window to the front elevation and central heating radiator.







Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, a three-piece bathroom suite comprising of low-level WC, floating wash hand basin with mixer tap, P-shaped bath unit with glass screen, waterfall showerhead and complementary tiling to both floor and wall coverings, heated towel radiator, spotlighting to ceiling and extractor fan.

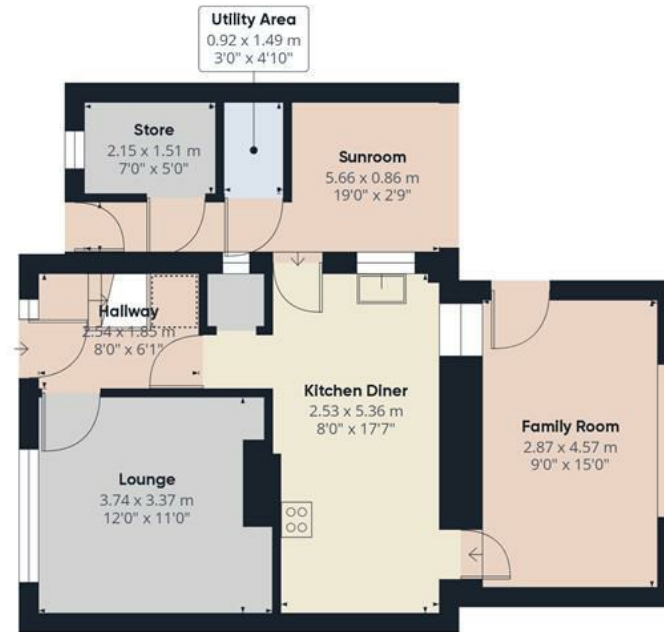
Outside

The front elevation has an extensive block paved parking area, with room for three vehicles. To the side elevation of the property is a secure entrance door leading to a side porch which features two useful storage outhouses with UPVC double glazed unit to front and electric power sockets, there is plumbing as well installed to both outhouses, which makes perfect use for utility purposes. To the rear there is a timber built entertaining decked patio with a canopy area leading off the side entry to the property. The perimeter of the boundary has timber fence panels with concrete posts to side and rear. The garden is laid to lawn throughout which also features a timber built garden shed with a pitched roof and a gravel border with timber retaining wall, security lighting, outside tap.









Floor 0



Floor 1

Approximate total area⁽¹⁾

91.67 m²

986.73 ft²

Reduced headroom

0.62 m²

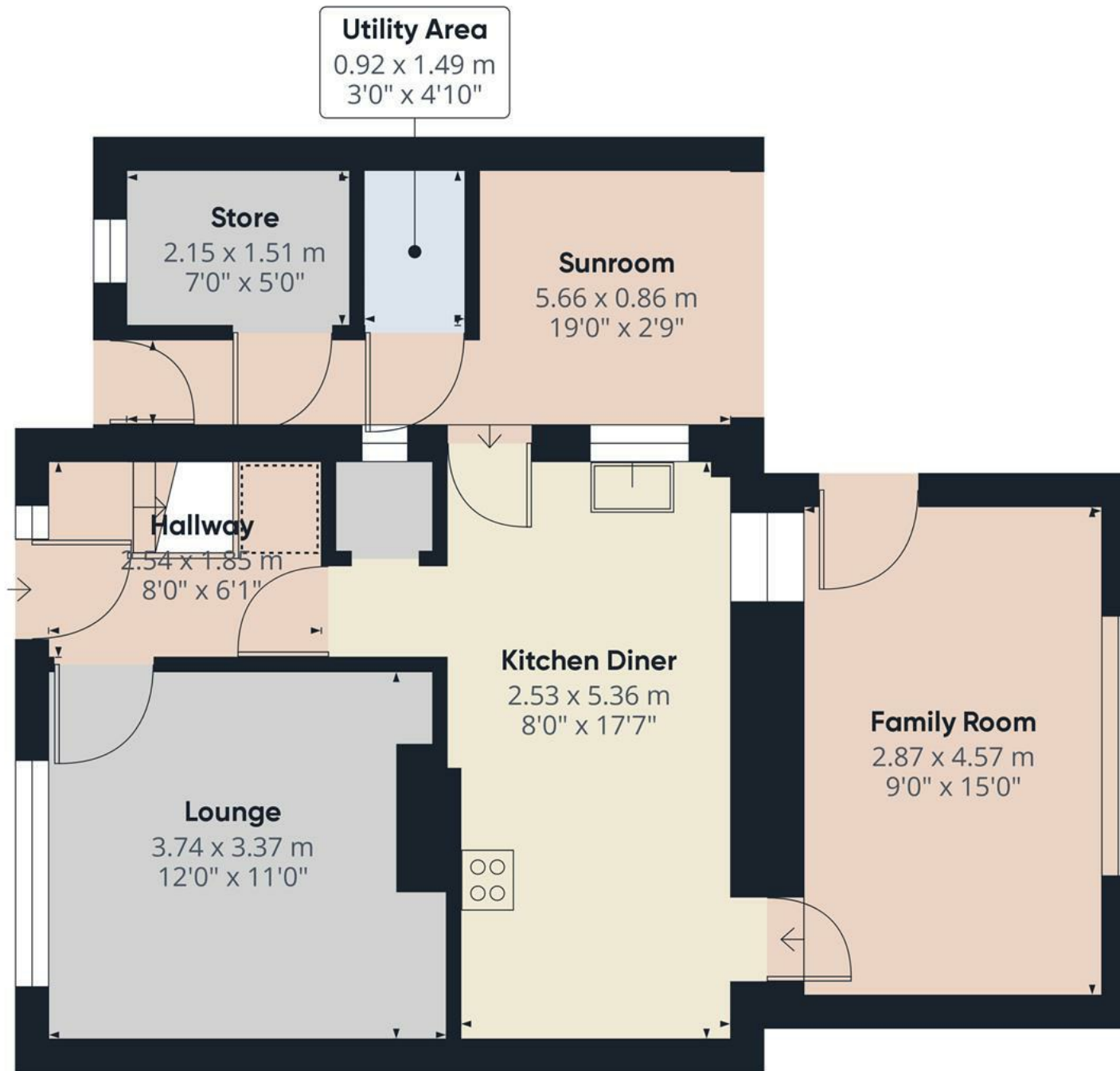
6.67 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 0

Approximate total area⁽¹⁾

60.5 m²
651.22 ft²

Reduced headroom

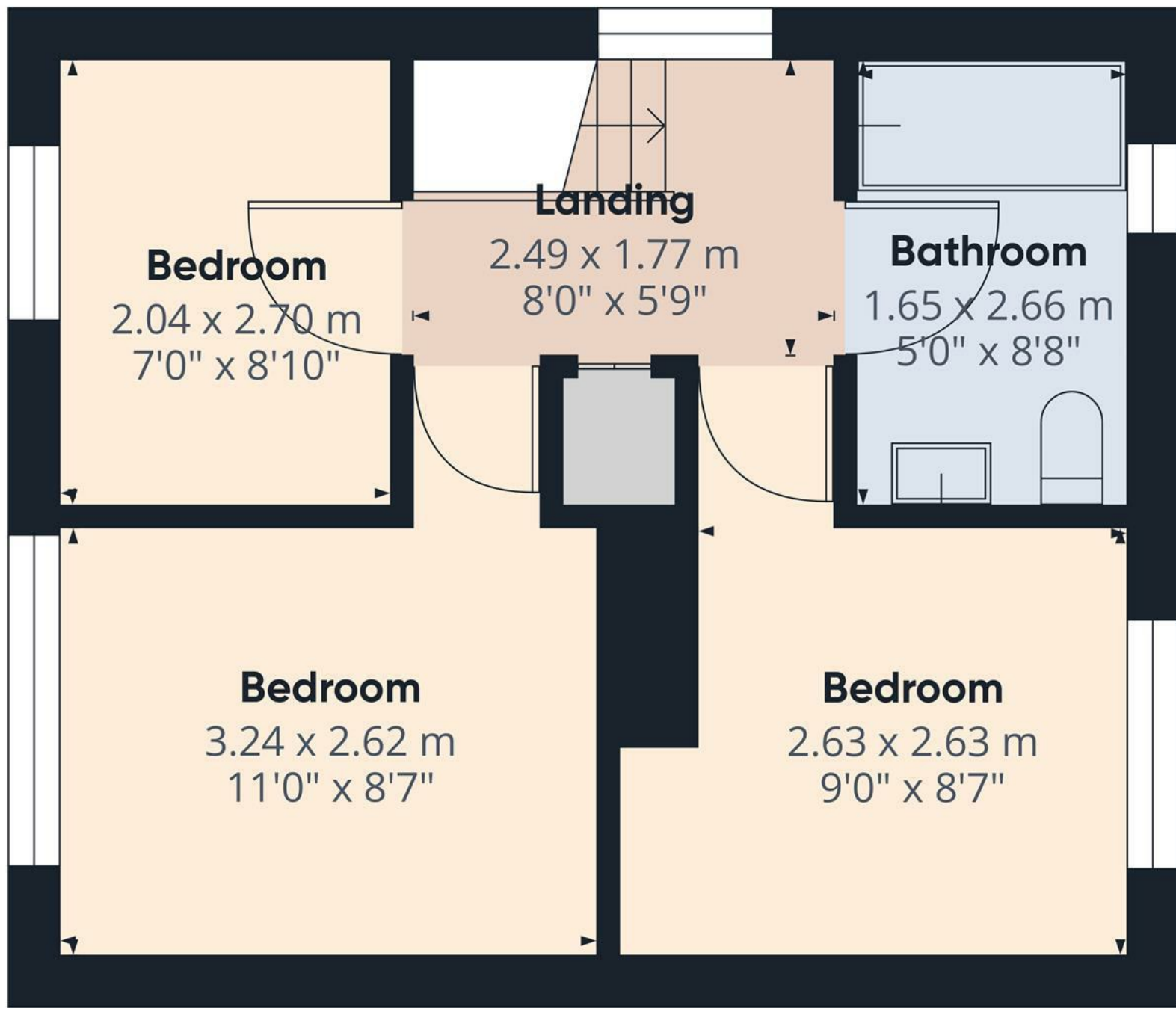
0.62 m²
6.67 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 1

Approximate total area⁽¹⁾

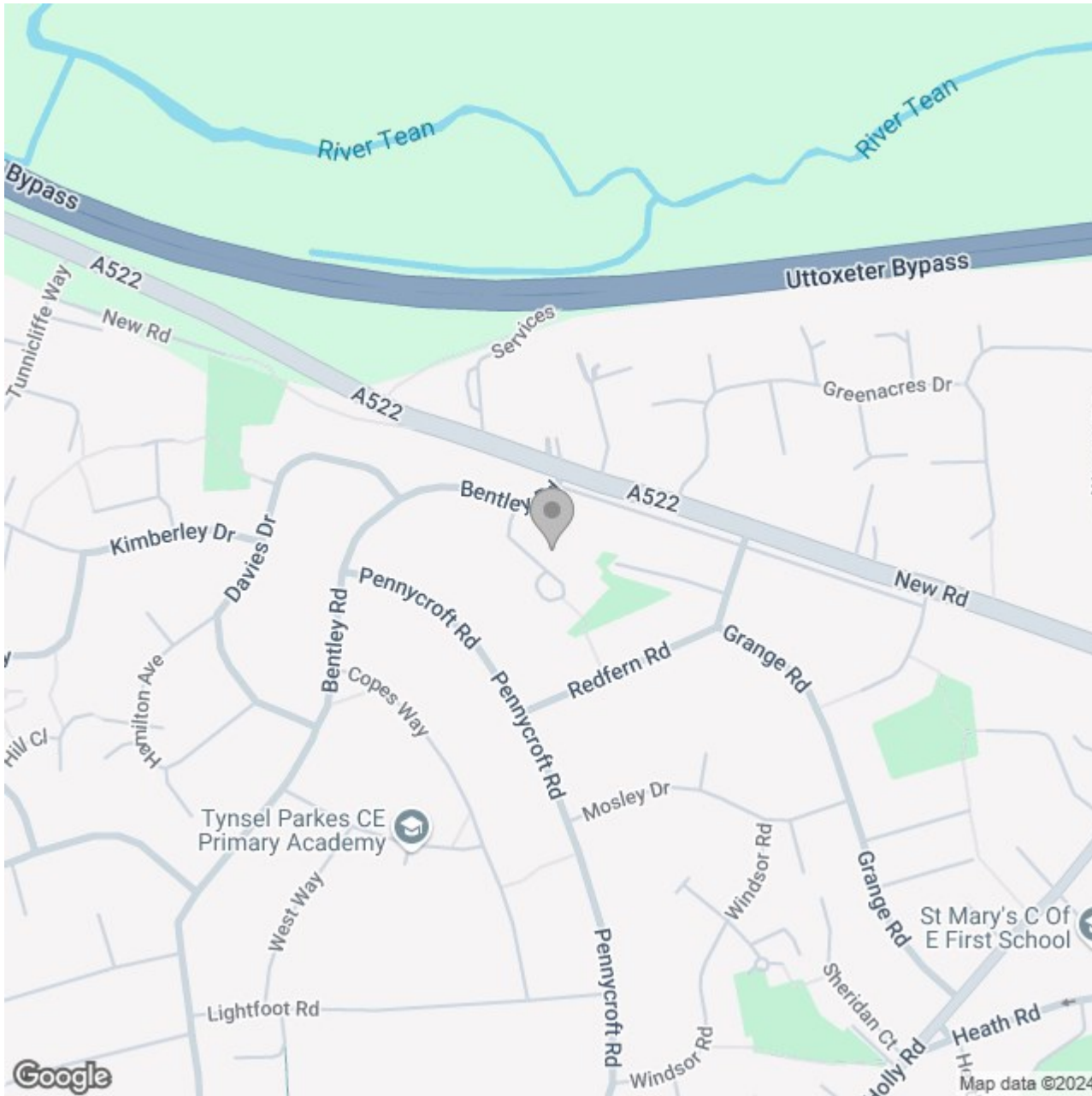
31.17 m²

335.51 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	