





**\*\*\*\* MODERN PROPERTY IN  
THE HIGHLY REGARDED  
VILLAGE OF SHARDLOW**

**\*\*\*\* Well presented  
throughout and benefiting  
from double glazed  
windows and a gas heating  
system. In brief the property  
offers hall, fitted kitchen and  
a lounge diner. Two  
bedrooms and bathroom,  
parking and an enclosed  
rear garden. OFFERED FOR  
SALE WITH NO UPWARD  
CHAIN.**



## HALL

Entrance door into the hall, radiator, door to the lounge and arch to -

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven and hob with extractor hood, plumbing and space for washing machine and further appliance spaces. Storage cupboard and a triple double glazed window.

## LOUNGE DINER

Radiator, triple double glazed window and doors onto the garden and stairs to the first floor.

## FIRST FLOOR LANDING

Loft access, fitted ladder and boarded and doors to -

## BEDROOM 1

Wardrobes, triple double glazed window and a radiator.

## BEDROOM 2

Triple double glazed window and a radiator.

## BATHROOM

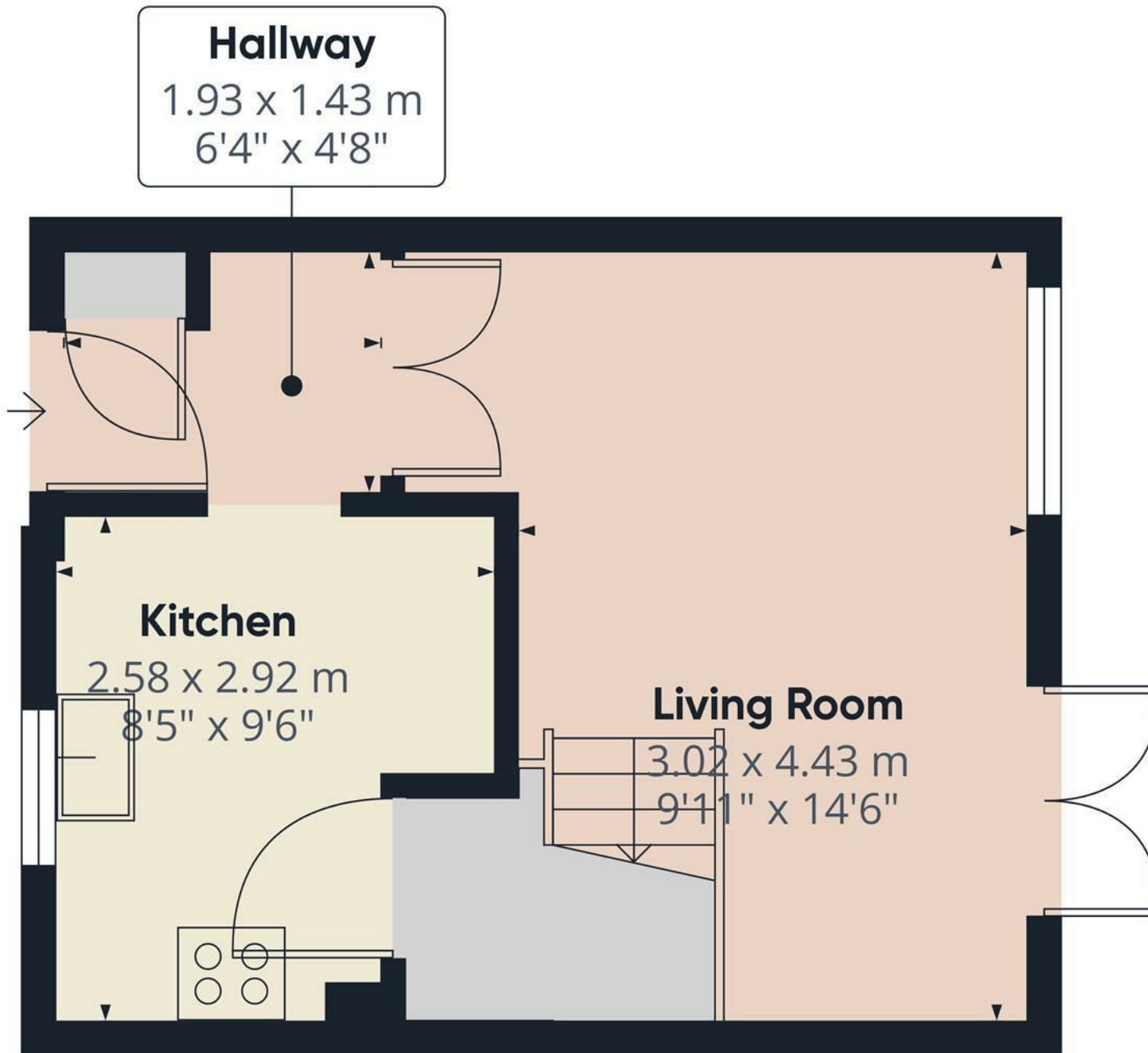
Panel enclosed bath with a shower over and shower screen, low flush wc, wash hand basin, radiator and triple double glazed window.

## OUTSIDE

Front fore garden with shrubs, enclosed rear garden with gate to the parking, paved and stone seating areas with borders.







Approximate total area<sup>(1)</sup>  
24.99 m<sup>2</sup>  
268.99 ft<sup>2</sup>

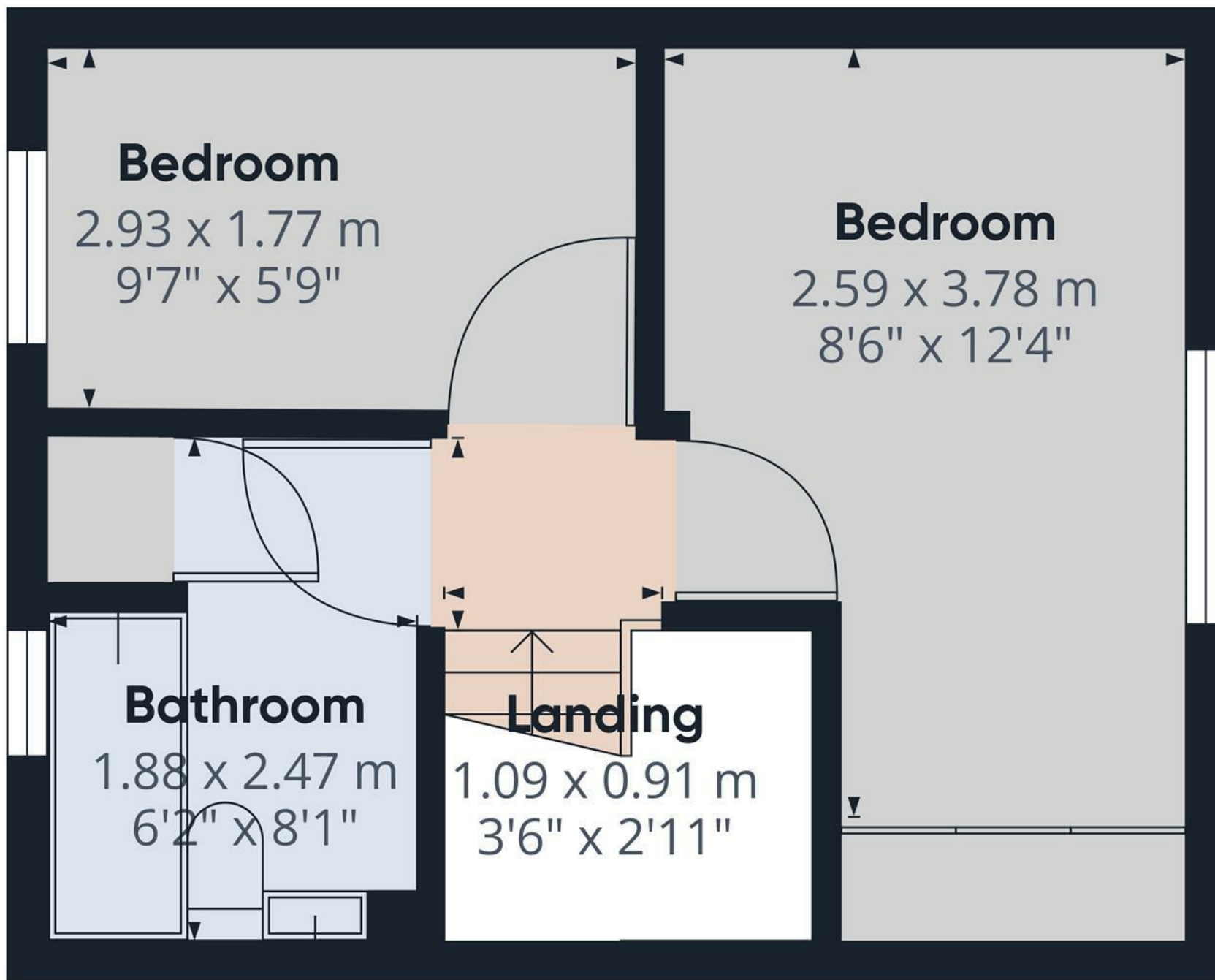
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

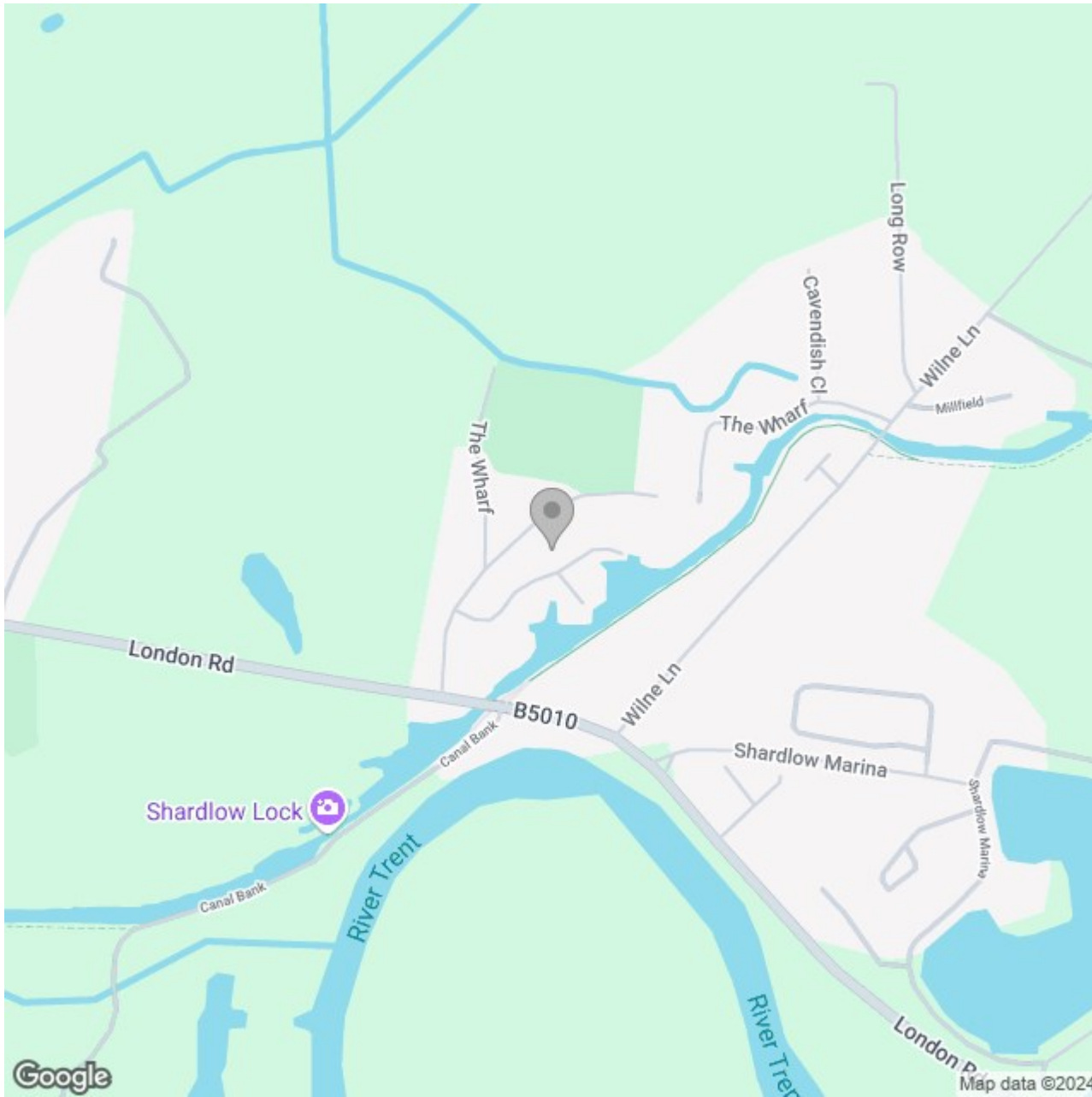
20.97 m<sup>2</sup>  
225.72 ft<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	