

WOODWARD

ESTATE AGENCY



- Semi Detached Property
- Three Bedrooms
- EPC Rating C
- Combi Gas Central Heating
- Driveway and Garage
- Enclosed Rear Garden

19 Dannah Crescent, Ripley, Derbyshire, DE5

£190,000

IMMACULATE! MOVE STRAIGHT IN! This three bedroom semi detached property has such a stylish and contemporary feel to it that you just need to book a viewing to see for yourself! The property benefits from good size living room and dining room, entrance hallway with cloakroom/WC and good size bedrooms. Private rear garden, ample off road parking and garage. Call Woodward Estate Agents today to arrange a viewing today on 01773 748888.



Property Description

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ENTRANCE HALLWAY

Double glazed front entrance door, tiled flooring, radiator, double glazed obscured window to side, understairs storage cupboard, coving and stairs to first floor landing.

CLOAKROOM/WC

Tiled flooring, low level WC, wash hand basin and tiled splash backs.

LIVING ROOM

11' 6" x 12' 5" (3.51m x 3.79m) Double glazed bay window to front, radiator, two wall lighting points, TV point, coving and double sliding doors leading to the dining room.

DINING ROOM

11' 7" x 13' 2" (3.550m x 4.03m) Radiator, coving and double glazed french doors leading to the rear garden.

KITCHEN

6' 10" x 9' 4" (2.10m x 2.86m) Tiled flooring. A range of base and wall units with rolled top work surfaces and tiled splash backs. 1 1/2 bowl sink and drainer unit with mixer tap, cooker point with extractor fan over, space for fridge/freezer and wall mounted combi boiler unit. Radiator, double glazed window to rear and double glazed side entrance door.

FIRST FLOOR LANDING





Access to loft with loft ladder and double glazed obscured window to side.

BEDROOM ONE

11' 6" x 13' 2" (3.52m x 4.02m) Double glazed window to rear, radiator and coving.

BEDROOM TWO

9' 6" x 12' 5" (2.92m x 3.80m) (Measured to the front of the wardrobes) Double glazed window to front, radiator, coving and a range of built in wardrobes.

BEDROOM THREE

Double glazed window to front, radiator and a range of overhead fitted units.



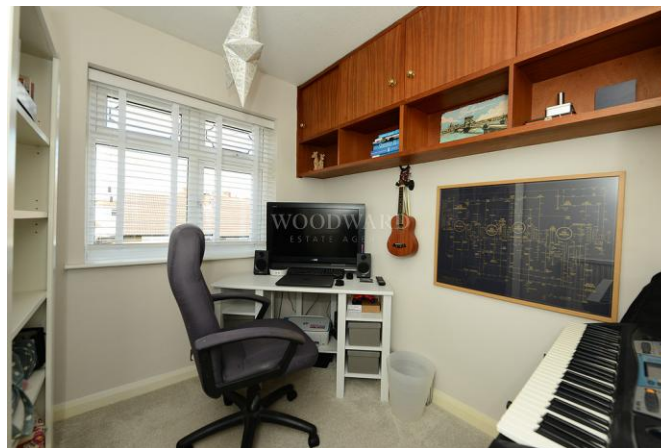
BATHROOM/WC

6' 11" x 9' 4" (2.11m x 2.86m) Tiled floor. Inset bath with tiled surround and storage under, pedestal wash hand basin and low level WC. Shower cubicle with electric shower over, partially tiled wall covering, radiator and double glazed obscured window to rear.

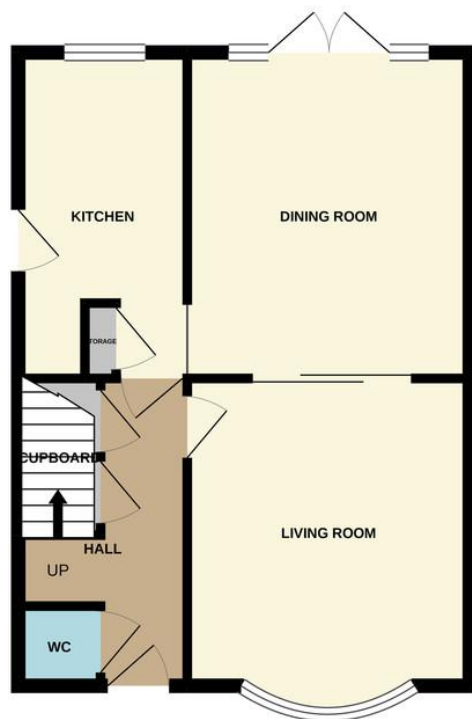
OUTSIDE

To the front of the property is driveway giving access to the front entrance door and gated access to the side of the property. The enclosed rear garden is mainly laid to lawn with two patio areas, raised border, outside powerpoints and fenced and walled boundaries.

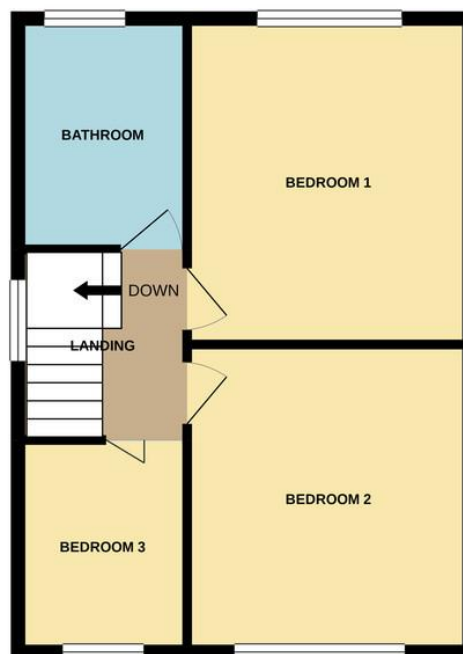
GARAGE: 2.92m x 5.38m Having double doors, plumbing for washing machine, tumble dryer vent, power, lighting, workbench, storage cupboards and single glazed window to side.



GROUND FLOOR
476 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements