



Wadsworth Drive,

welcome to

Wadsworth Drive,

Three-bedroom detached home with lounge, dining kitchen, three bedrooms, bathroom plus WC. Rear garden with decked seating area. Driveway and garage provide parking. Located on Wadsworth Drive close to shops and transport links — ideal for families.



Hall

Having an entrance door and radiator.

Driveway and garage.

Wc

Front facing double glazed window WC, wash hand basin and radiator.

Lounge

Front facing double glazed window, three radiators and oak laminate flooring. Double doors leads to the kitchen. Open plan staircase.

Dining Kitchen

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Induction hob and electric oven, space and plumbing for a washing machine, store cupboard. Rear facing double glazed window and patio doors leads to the rear garden. A side door leads to the outside.

Landing

Side facing double glazed window, a store cupboard and loft access can be obtained via a retractable loft ladder; the loft provides additional storage .

Bedroom One

Front facing double glazed window and radiator.

Bedroom Two

Rear facing double glazed window, radiator and built in wardrobes.

Bedroom Three

Front facing double glazed window and radiator.

Bathroom

A suite comprising shower cubicle, bath, WC and wash hand basin. Rear facing double glazed window and heated towel rail.

Garden

Having an enclosed lawned rear garden with a decked seating area and access to the garage.

Drive & Garage

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welcome to

Wadsworth Drive,

- Three bedrooms
- Detached property
- Drive & Garage
- Easy access to the peak district
- Ideal for families

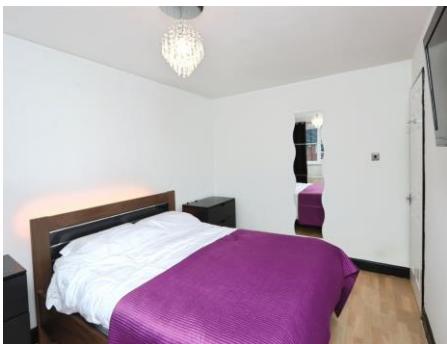
Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 30.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£230,000

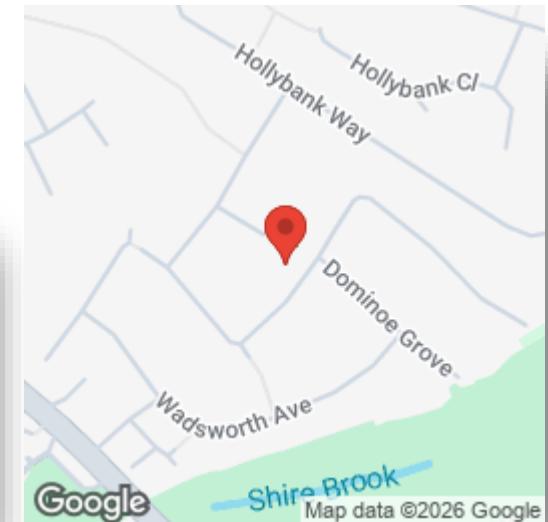


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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

CPK114879 - 0003



Please note the marker reflects the postcode not the actual property



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