



10 The Maltings

Shardlow, Derby, DE72 2HH

Offers In Excess Of £410,000



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Accommodation

Hallway

Having uPVC door with opaque glass panel leading into hallway, gas central heating radiator and stairs and doors leading to.

Lounge

Having dual aspect uPVC double glazed windows to the front and rear elevation, uPVC door leading into garden, gas central heating radiators, gas fire with fire surround and beams to ceiling.

Downstairs Cloakroom

Having uPVC opaque double glazed window to the front elevation, gas central heating radiator, W.C, and wall mounted sink.

Kitchen/Dining

Having uPVC double glazed window to the rear and side elevation, uPVC door with opaque glass panel giving access to the side, gas central heating radiator, a range of wall and base units with complementing work surfaces, integrated double electric oven, electric hob with extractor hood. sink with mixer tap and drainer, plumbing for washing machine, and ample space for fridge freezer and dining table

Landing

Having uPVC double glazed opaque window to the side elevation, access to loft and storage cupboard.

Bedroom One

Having uPVC double glazed window to the rear elevation, gas central heating radiator and fitted wardrobes.

Bedroom Two

Having uPVC double glazed window to the rear elevation, gas central heating radiator and fitted wardrobe.

Bedroom Three

Having uPVC double glazed window to the front elevation and gas central heating radiator.

Bedroom Four

Having uPVC double glazed window to the front elevation and gas central heating radiator and cupboard for storage.

Family Bathroom

Having uPVC opaque double glazed window to the front elevation, gas central heating radiator, W.C, panelled bath with shower over and pedestal sink.

Outside Front

Having driveway for parking, lawned area, access to garage with up and over door with electrics/lighting and access to the rear of the property.

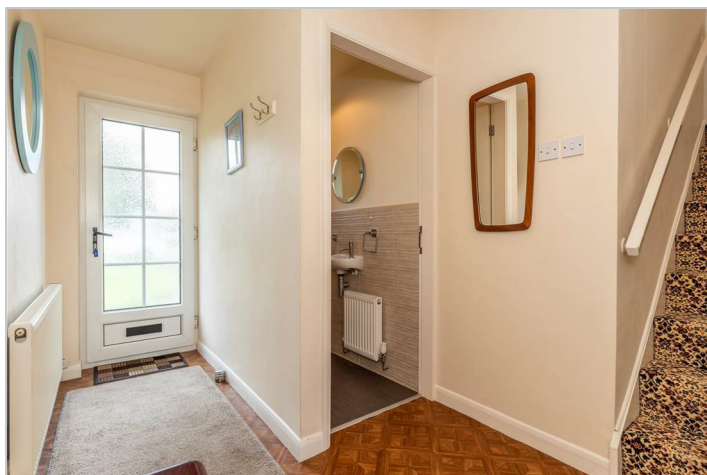
Outside Rear

Having stoned area to the rear with patio for seating, trees to the rear, views overlooking the canal and access to the front of the property.

MONEY LAUNDERING REGULATIONS -

1. 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 as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.