



65 Carrwood Road,
Renishaw, S21 3UF

OFFERS IN THE REGION OF

£125,000

W
WILKINS VARDY

£125,000

CASH BUYERS ONLY - THREE BED SEMI - GENEROUS SOUTH FACING REAR GARDEN

Standing on a generous plot and backing onto open fields is this affordable semi detached house offering 877 sq.ft. of well proportioned accommodation. The property features a good sized living room and a full depth dual aspect dining kitchen with integrated cooking appliances. With three bedrooms, bathroom and separate WC, this is an ideal home for families or those seeking extra space. Outside you will find parking available for one vehicle, and a mature south facing rear garden.

Renishaw is a popular residential village, with nearby open countryside and good links towards Barlborough, M1 Motorway and also Eckington and Sheffield.

- *** CASH BUYERS ONLY ***
- Well Proportioned Semi Detached House on Generous Plot
- Good Sized Living Room
- Dual Aspect Dining Kitchen with Integrated Cooking Appliances
- Three Bedrooms
- Bathroom & Separate WC
- Car Standing Space & South Facing Rear Garden
- EPC Rating: D

General

Gas central heating (Vaillant Ecotec Pro Combi Boiler)
uPVC sealed unit double glazed windows and doors
Gross internal floor area - 81.5 sq.m./877 sq.ft.
Council Tax Band - A
Tenure - Freehold
Secondary School Catchment Area - Eckington School

Construction

The property is understood to be of non standard concrete construction, and therefore not suitable for mortgage purposes.

On the Ground Floor

A composite front entrance door opens into a ...

Entrance Hall

With staircase rising to the First Floor accommodation.

Living Room

14'5 x 10'11 (4.39m x 3.33m)
A good sized rear facing reception room.

Dining Kitchen

20'7 x 10'8 (6.27m x 3.25m)
A dual aspect room spanning the full depth of the property, being part tiled and fitted with a range of white hi-gloss base and drawer units with complementary solid wood work surfaces over.
Inset 1½ bowl single drainer stainless steel sink with mixer tap.
Integrated appliances to include an electric oven and 4-ring hob with stainless steel extractor hood over.
Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.
Feature fireplace in the dining area with wood surround and mantle.
Vinyl flooring to the kitchen area.
A uPVC double glazed door gives access onto the rear garden.

On the First Floor

Landing

Having a built-in airing cupboard housing the gas boiler.

Bedroom One

12'10 x 11'5 (3.91m x 3.48m)
A good sized rear facing double bedroom with loft access hatch.

Bedroom Two

12'4 x 8'10 (3.76m x 2.69m)
A good sized dual aspect double bedroom, having a built-in cupboard.

Bedroom Three

9'0 x 7'10 (2.74m x 2.39m)
A front facing single bedroom, currently used as an office.

Bathroom

Being fully tiled and fitted with a white 2-piece suite comprising of a panelled bath with electric shower over, and a pedestal wash hand basin.
Laminate flooring.

Separate WC

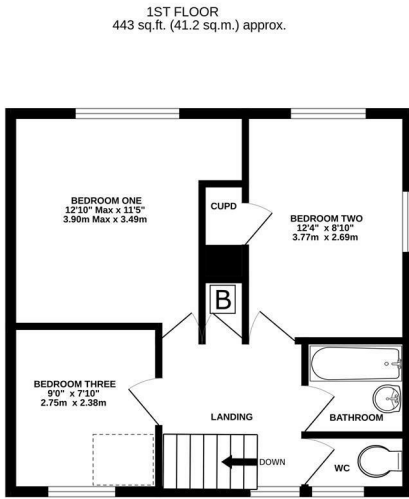
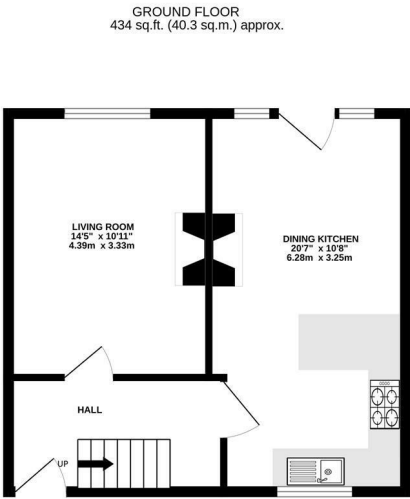
Being part tiled and fitted with a low flush WC.

Outside

To the front of the property there is a lawned garden with a mature tree, together with a driveway providing off street parking.

A path gives access down the side of the property to a generously proportioned south facing rear garden which is predominantly laid to lawn with a central path, and having mature trees and shrubs. There is also also a brick built outhouse and a concrete coal shed.

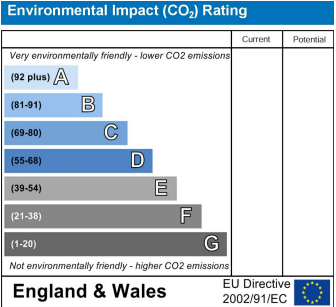
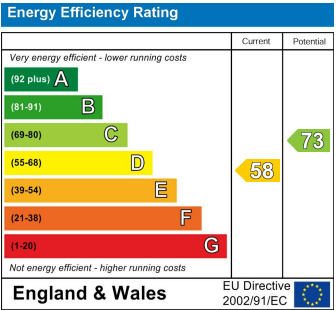




TOTAL FLOOR AREA: 877 sq.ft. (81.5 sq.m.) approx.

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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RICS



VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, electric fire, kitchen appliances, shower unit, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Eckington School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



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