



13 Rose Wood Close,  
Dunston, S41 8BU

OFFERS IN THE REGION OF

£175,000

W  
WILKINS VARDY

OFFERS IN THE REGION OF

# £175,000

WANTING TO SAVE ££££ ON YOUR ENERGY BILLS THEN THIS PROPERTY IS FOR YOU

NEWLY INSTALLED COST EFFICIENT SOLAR ELECTRIC HEATING

GENEROUSLY PROPORTIONED SEMI - GOOD SIZED PLOT - OFF STREET PARKING

Offering 724 sq.ft. of generously proportioned accommodation, is this delightful semi detached house. Upon entering, you are welcomed into a spacious living room. The property also benefits from a good sized kitchen with separate utility room. With two good sized bedrooms and family bathroom, this is an ideal property for small families, couples or individuals.

Outside, you will find parking available for one vehicle, adding to the convenience of this lovely home, together with an attractive south east facing rear garden.

Located in an established residential neighbourhood, the property is well placed for accessing the local amenities on Littlemoor and Newbold Road, and Holme Brook Valley Park is just a short distance away.

- Generously Proportioned Semi Detached House
- Spacious Living Room
- Fitted Kitchen with Integrated Cooking Appliances
- Separate Utility Room
- Two Good Sized Double Bedrooms
- Family Bathroom
- Off Street Parking
- Attractive Enclosed South East Facing Rear Garden
- EPC Rating: C

## General

Modern energy efficient solar electric electric heating (There is a gas supply to the property which could be connected)  
Solar Panels fitted September 25 (owned outright)  
Newly fitted hot water tank September 25  
uPVC sealed unit double glazed windows and doors  
Gross internal floor area - 67.3 sq.m./724 sq.ft.  
Council Tax Band - A  
Tenure - Freehold  
Secondary School Catchment Area - Outwood Academy Newbold

## On the Ground Floor

A uPVC double glazed front entrance door opens into a ...

## Entrance Hall

With staircase rising to the First Floor accommodation.

## Living Room

14'3 x 12'4 (4.34m x 3.76m)

A spacious rear facing reception room, fitted with solid oak flooring and having a decorative feature fireplace with an electric fire.

## Kitchen

11'5 x 8'8 (3.48m x 2.64m)

Being part tiled and fitted with a range of light grey wall, drawer and base units with complementary work surfaces over.

Inset single drainer sink with mixer tap.

Space and plumbing is provided for a slimline dishwasher, and there is also space for a fridge/freezer and an additional appliance.

Integrated appliances to include an electric oven and hob with concealed extractor over.

A door gives access to a built-in under stair store/pantry.

Tiled floor.

## Utility Room

7'2 x 5'8 (2.18m x 1.73m)

Having space and plumbing for a washing machine, and space for a tumble dryer.

Built-in storage cupboards.

A uPVC double glazed door gives access onto the rear of the property.

## On the First Floor

## Landing

With large window overlooking the front of the property.

## Bedroom One

14'3 x 10'8 (4.34m x 3.25m)

A spacious rear facing double bedroom, having a door to a built-in store with window.

## Bedroom Two

11'0 x 10'3 (3.35m x 3.12m)

A good sized rear facing double bedroom, having a built-in floor to ceiling storage cupboard housing the hot water cylinder and header tank.

## Bathroom

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and a low flush WC.

Solid oak flooring.

## Outside

To the front of the property there is a raised block paved car standing space. Steps lead down to a path which leads to the front entrance door and to a gate which gives access to the rear garden.

To the rear of the property there is an Attached Brick Built Outbuilding which is used as a garden store.

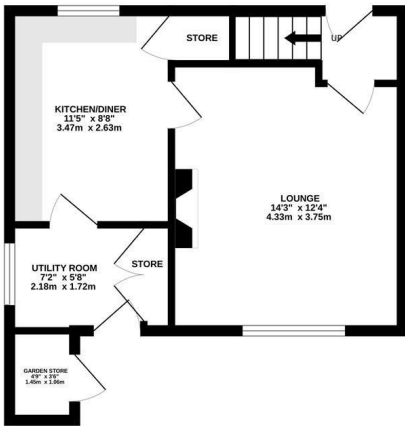
There is a large paved patio to the rear and side of the property, together with lawned gardens split by a paved path, planted beds and borders, decorative gravel beds and a small pond..



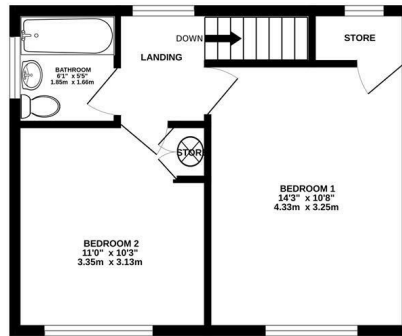




GROUND FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>69</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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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 Outwood Academy Newbold 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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