



Not for marketing purposes INTERNAL USE ONLY

Stirland Street
Codnor Ripley



Property Description

*** Attention First Time Buyers ***

Exceptionally well presented two bedroom property located on Stirland Street, Codnor, benefiting from two reception rooms and a charming rear garden. In brief property comprises living room, inner hall, dining room and kitchen. To the first floor the landing gives access to the two bedrooms and well presented family bathroom. The generous rear garden is mainly laid to lawn with patio areas and three handy outbuildings.

Living Room

12' 1" x 12' (3.68m x 3.66m)

Entrance through a double glazed door to the front elevation, wood effect flooring, feature fire place with electric fire, TV point, central heating radiator and a uPVC double glazed window to the front elevation.

Dining Room

12' 2" x 12' 2" (3.71m x 3.71m)

Wood effect flooring, central heating radiator, TV point, door to stairs leading to the first floor, uPVC double glazed window to the rear elevation and opening to kitchen.

Kitchen

7' 10" x 5' 10" (2.39m x 1.78m)

Fitted with a range of wall and base units, work surface with stainless steel sink and drainer, tiled splash-backs, integrated oven, induction hob with extractor over, space and plumbing for washing machine, tile flooring,

uPVC double glazed window to the side elevation and a uPVC double glazed door to the side elevation leading to the rear garden.

First Floor

Landing

With carpet flooring, loft access and doors to the two bedrooms and family bathroom.

Bedroom One

12' 1" x 12' (3.68m x 3.66m)

Carpet flooring, central heating radiator and a uPVC double glazed window to the front elevation.

Bedroom Two

12' 2" x 8' 11" (3.71m x 2.72m)

Carpet flooring, central heating radiator, storage cupboard and a uPVC double glazed window to the rear elevation.

Family Bathroom

Three piece suite comprising panelled bath with shower over, glass shower screen, low level WC, wash basin, tiled splash-backs, central heating radiator, wood effect flooring and a uPVC double glazed obscure window to the rear elevation.

Outside

The generous rear garden is mainly laid to

lawn with patio areas and three handy outbuildings.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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