



The Pingle
Melbourne Derby

The Pingle

Melbourne Derby DE73 8FB

for sale
£265,000



Property Description

No chain! A three bedroom mid town house with off road parking, garage and enclosed garden to rear. Having double glazing where specified and briefly comprising to the ground floor: entrance porch, entrance hall, lounge/diner, fitted kitchen, wc. To the first floor are three well proportioned bedrooms and a family bathroom. Outside: The property is set back from the road beyond a dwarf brick boundary wall, having paved steps to the front door and paved paths around the front garden, with shrub borders and a centre raised bed incorporating further alpine shrubs, lantern light to the front door area.

To the rear is an enclosed garden having a fully walled boundary, majority paved for ease of maintenance, shrub borders and a gate to the rear, giving access to rear parking, having parking to the front of the garage.

Entrance

Front UPVC double glazed woodgrain entrance door with inset leaded and coloured glazing with a white UPVC opaque glazed side panel leading to:-

Entrance Porch

Having fitted shelving and a timber framed and glazed entrance door leading in to:-

Entrance Hall

Having a Dimplex wall mounted storage heater, double door fronted cloaks cupboard with hanging rail and shelf, UPVC double glazed woodgrain door to the rear giving access to the rear garden, stairs off to the first floor, useful understairs recess, door to:-

Cloaks/Wc

Having white suite comprising: low level WC, wash hand basin fitted to vanity unit with storage beneath, tiled vanity shelf and tiled splashbacks, UPVC double glazed opaque window to the rear elevation.

Lounge/Diner

19' 11" max into bay x 13' (6.07m max into bay x 3.96m)

Having a walk in hardwood double glazed bay window to the front elevation, extensive stone fireplace incorporating gas fire and standing area for TV and ornaments, Cornish slate hearth and alcoves for storage, coving to the ceiling.

Kitchen

13' 9" x 7' 6" max (4.19m x 2.29m max)

Fitted with a range of base and wall units, laminated work surfaces, single drainer stainless steel sink unit, plumbing and space for an automatic washing machine, breakfast bar seating, ceramic tiled splashbacks, freestanding Canon cooker. Washing machine and Condensing tumble dryer and to be included in the selling price, space for a fridge freezer, UPVC double glazed window to the rear elevation gives aspect over the rear garden.



First Floor Landing

Having UPVC double glazed window to the rear elevation, useful over stairs airing cupboard with hot water cylinder.

Bedroom One

12' 9" x 11' 4" max (3.89m x 3.45m max)

Measured to the rear of a range of wardrobes Having three double door fronted fitted wardrobes, matching drawers, cupboards and overhead cupboard, open shelving and bedside drawers, UPVC double glazed window to the front elevation giving far reaching views over roofs of houses to open countryside to the front.

Bedroom Two

10' 7" x 7' 10" (3.23m x 2.39m)

Having UPVC double glazed window to the rear elevation.

Bedroom Three

12' 10" x 8' 5" (3.91m x 2.57m)

Having UPVC double glazed full height picture window to the front elevation, free standing pine three door wardrobe to be included, open shelves and cupboards.

Family Bathroom

Having a three piece coloured suite comprising panelled bath with Triton electric shower over, pedestal wash hand basin, low level WC, walls are fully tiled, coving to the ceiling, UPVC double glazed opaque window to the rear elevation.

Outside

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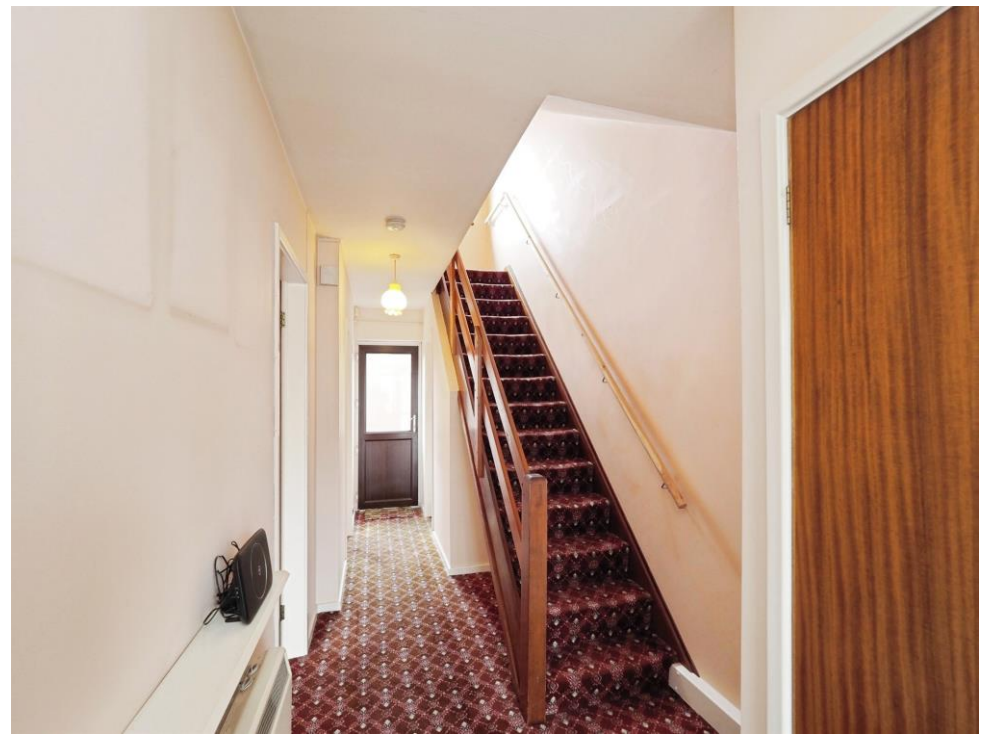
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Garage

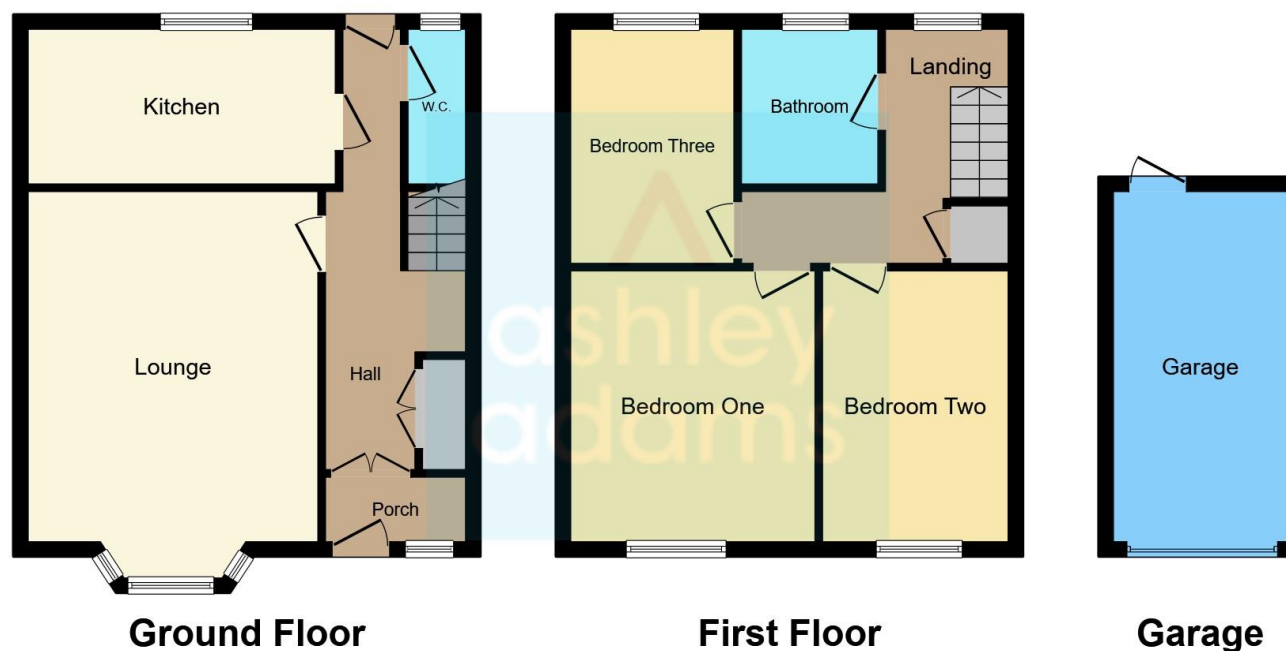
Brick Single Garage

Having up and over door.









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Property Ref: MEL205708 - 0004

Tenure:Freehold EPC Rating: Awaited Council Tax Band: C

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