



North Street  
Melbourne Derby

 ashley  
adams



## Property Description

A well-presented traditional mid terraced home with a gas fired central heating system and UPVC double glazing. The property has a low maintenance rear garden and shared side passage. The accommodation briefly comprises: - Lounge, fitted dining kitchen, two bedrooms and bathroom. Outside is a low maintenance well landscaped garden & useful timber shed. Melbourne itself is one of the most sought-after locations within South Derbyshire, enjoying a particularly high standard of amenities and leisure facilities including pubs, restaurants, boutique shops, Post Office and doctors surgery. The A50 and M1 are readily accessible for the commuter, as is East Midland airport and Parkway railway station which offers a very regular service to London St Pancras.

## Entrance

Front composite entrance door leading to: -

## Lounge

Having UPVC double glazed window to the front elevation, ornate ornamental opening to a chimney breast with a slate tiled hearth, fitted cupboard to the chimney breast recess incorporating electric and gas meter providing TV standing, two wall light points either side of the chimney breast.

## Inner Lobby

With stairs off to the first floor, a panelled door leads to: -

## Breakfast Kitchen

Having a range of matching base and wall units with laminated work surfaces over, single drainer one and a quarter bowl stainless steel sink unit with chrome mixer tap over, plumbing and space for an automatic washing machine, integrated Stoves gas cooker, four burner gas hob and extractor hood, concealed under unit lighting, ceramic tiled splashbacks, UPVC

double glazed window to the rear and half opaque double glazed door which leads in to the rear garden, vinyl flooring, matching glazed display cabinet with open display shelving, central heating radiator, door to useful understairs pantry/cloak store with shelving for shoe storage, hanging hooks for coats, shelving for pantry use with ceramic tiled flooring and light.

## First Floor Landing

Having loft access with a pull-down loft ladder to a part boarded insulated loft space with light and power.

## Bedroom One

Having UPVC double glazed window to the front elevation, central heating radiator, door to a useful closet/dressing room which has hanging rails and shelving for ease of clothes storage, door to: -

## Bedroom Two

Having UPVC double glazed window to the rear elevation giving aspect over the garden, central heating radiator.

## Bathroom

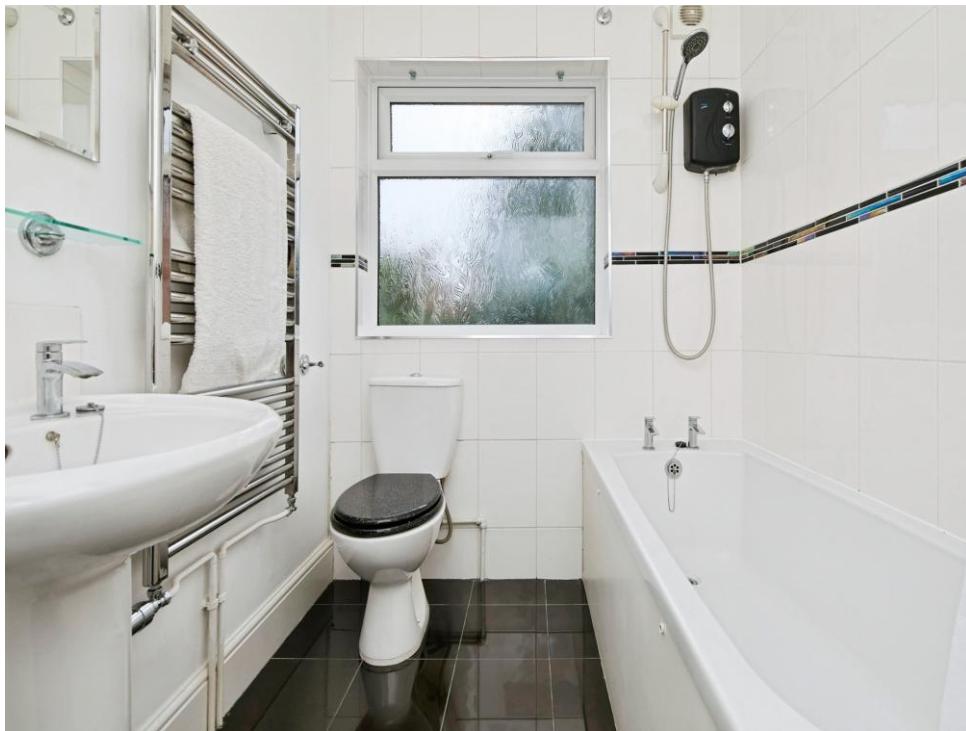
Having a three-piece white suite comprising panelled bath with Triton electric shower over the bath - fully tiled to the bathing area with feature border tile, low level WC, pedestal wash hand basin, wall mounted chrome heated towel rail, door to airing cupboard housing the Ideal boiler providing domestic hot water and central heating with further shelving for storage, ceramic tiled flooring, splashbacks to the rest of the bathroom.

## Outside

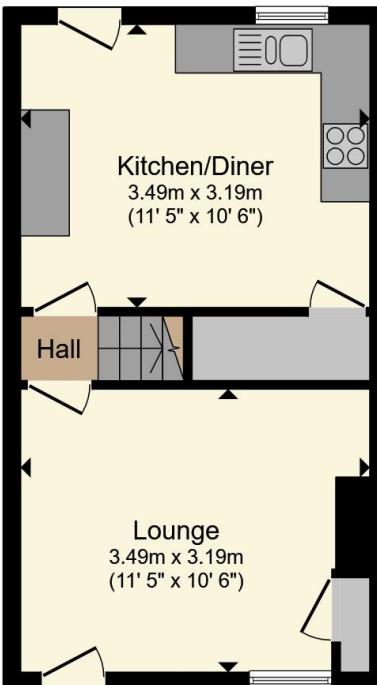
Having a side shared passage and gate leading into the rear garden which is designed for ease of maintenance, having lots of paved

areas with timber sleeper retainers up to further paved area, sleeper edged raised borders for vegetable or flower growing, decked steps up to a decked terrace which in turn leads to a timber shed with light and power, with lattice screen to the side of the shed for further storage. The garden is majority enclosed with fencing, with a right of way for bin access across the back of the property and down the passage for one other property but it is a lovely private garden.

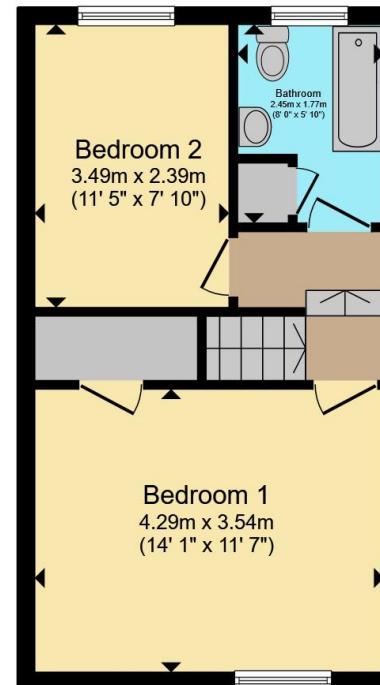








**Ground Floor**



**First Floor**

Total floor area 68.5 m<sup>2</sup> (737 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref: MEL205868 - 0007

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

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