



The Woodlands
Melbourne Derby



Property Description

A well-presented end town house with excellent potential for extension subject to planning permission, off road parking, garage and private garden. The property has a gas fired central heating system and UPVC double glazing with accommodation briefly comprising: - Entrance hall, lounge with doors onto garden, fitted kitchen with integrated appliances. To the first floor are two well-proportioned bedrooms and bathroom. Outside: -The property is situated on a good sized corner plot that provides potential extension opportunities to the side of the property if required. To the front of the property is a block edged tarmac driveway providing off road parking, side lawned area that could be used to extend the parking if required, covered storm porch to the front door area with light, storage area, gate and fence to the side, outside tap, easily accessible garage en bloc to the side (2nd garage in) with parking in front for one vehicle. The side of the property is majority paved with slate chip edging making this be an ideal space to extend the property if required but also a useful area to the garden, storage shed to be included, the paved patio wraps around to the rear of the property, shaped lawn flanked with borders inset with a variety of mature trees and shrubs, further paved terrace with feature wall to the end of the garden.

Entrance Hallway

Having a front UPVC double glazed entrance door with inset double glazed opaque panel leading to entrance hallway having carpeted flooring, open spindle staircase off to the first floor, double panel central heating radiator, coat hanging hooks, useful understairs store with carpeted flooring, open access to: -

Kitchen

Having a fitted kitchen with a range of matching base and wall units with roll-edge laminate work surfaces over, circular single drainer stainless steel sink unit with chrome

mixer tap over, plumbing and space for automatic washing machine, integrated Lamona electric fan assisted oven, Indesit four burner electric hob with Indesit extractor hood over, ceramic tiled splashbacks, integrated fridge freezer, UPVC double glazed window to the front elevation, vinyl flooring.

Lounge

A spacious lounge having carpeted flooring, ornamental opening to the chimney breast having granite hearth with mantle shelf over, two double panel central heating radiators, UPVC double glazed window to the rear elevation giving lovely aspect over the private rear garden, half glazed door gives access to the garden.

First Floor Landing

Having carpeted flooring, panelled door to storage cupboard housing the Ideal combination boiler providing domestic hot water and central heating, UPVC double glazed window to the side elevation with fitted window blind, loft access to a partially boarded loft with loft legs to provide full insulation depth to the loft.

Bedroom One

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

Bedroom Two

Having UPVC double glazed window to the front elevation with fitted window blind, central heating radiator, carpeted flooring, panelled door to useful deep storage cupboard for ease of storage.

Bathroom

Having a three piece modern white suite comprising panelled bath with chrome mains shower over, pedestal wash hand basin, low level wc, vinyl flooring, fully ceramic tiled walls, inset spotlights to the ceiling, extractor fan to the ceiling, wall mounted heated towel rail.

Outside

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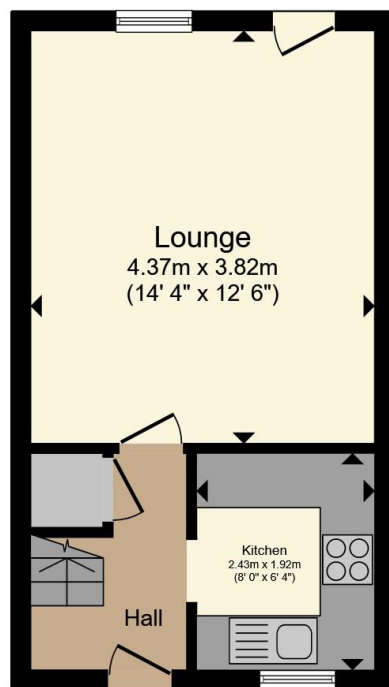
Agent Notes

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

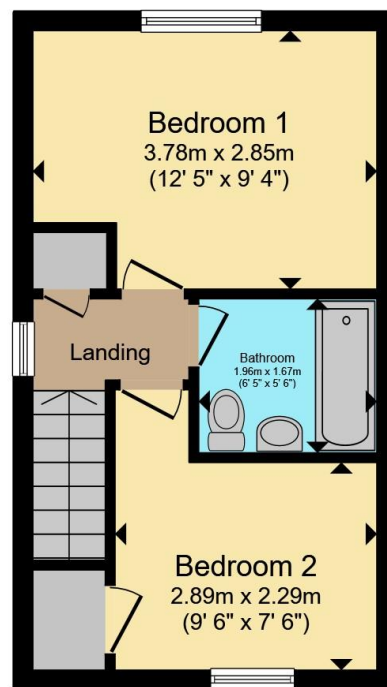








Ground Floor



First Floor

Total floor area 53.2 m² (573 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



To view this property please contact Ashley Adams on

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Property Ref: MEL206138 - 0002

Tenure:Freehold EPC Rating: C

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