

2 Manor Court Church Lane
Barrow-On-Trent Derby

ashley adams

2 Manor Court Church Lane
Barrow-On-Trent Derby DE73 7HR

for sale
£155,000







Property Description

Vacant - No Chain

A first floor, two double bedroom maisonette having UPVC double glazing, gas fired central heating system. In brief the accommodation comprises: - private front entrance door with stairs to the first floor accommodation, spacious lounge with feature fireplace and balcony providing stunning views over the green in front and countryside beyond, fitted kitchen, two double bedrooms, both with fitted wardrobes and shower room. Outside the property has allocated parking, private enclosed garden and further communal gardens to the front.

Barrow on Trent is a quiet, unspoilt Derbyshire village situated between the River Trent and the Trent and Mersey Canal. The village is located approximately 5 miles from Derby, which provides transport, links in and around the locality and also nationally.

The village is predominantly residential with a population of approximately 550 people also the village has amenities within it such as village hall, youth club, public house, School and church.

Entrance Hallway

Having its own private front UPVC half double glazed entrance door leading to the entrance hallway with carpeted stairs off to the first floor, UPVC double glazed panels to the side elevation, to the top of the stairs there are further UPVC double glazed panels and a double glazed double opening window, space for a storage cupboard if required, timber framed and glazed door giving access to: -

First Floor Landing

The wide landing has a central heating radiator, loft access with pull down loft ladder having light and power, double door fronted airing cupboard housing the hot water cylinder and emersion heater.

Lounge

Having a feature fireplace incorporating log effect electric fire, carpeted flooring, central heating radiator, UPVC double glazed double opening French doors with matching attached side panels to the front elevation giving access to the balcony with wrought iron balustrade giving views over the green and trees, fitted blinds to the doors.

Kitchen

Having a range of fitted matching base and wall units with laminated work surfaces over, plumbing and space for automatic washing machine, free standing Canon cooker with gas hob and extractor fan over, space for free standing fridge freezer, ceramic tile splashback, single drainer one and a quarter bowl acrylic sink unit with chrome mixer tap over, UPVC double glazed window to the side elevation giving far reaching views over the countryside and gardens, UPVC double glazed window to the front elevation, wall mounted Baxi boiler to base level providing domestic hot water and central heating.

Bedroom One

Having UPVC double glazed window to the side elevation, double sliding door fronted fitted wardrobe with shelving, central heating radiator, carpeted flooring.

Bedroom Two

Having UPVC double glazed window to the side elevation overlooking the green, central heating radiator, sliding door fronted wardrobe with hanging rails and shelving, carpeted flooring.

Shower Room

Being wet room style with non-slip flooring, three piece suite comprising glazed shower cubicle with chrome mains shower over, pedestal wash hand basin with chrome mixer tap over, low level wc, walls fully ceramic

tiled, UPVC double glazed opaque window to the side elevation, central heating radiator.

Outside

To the front is a landscaped communal garden and allocated parking.
To the rear is a private enclosed garden having fruit trees, majority paved for ease of maintenance flanked with stone edged borders inset with a variety of mature shrubs.

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.







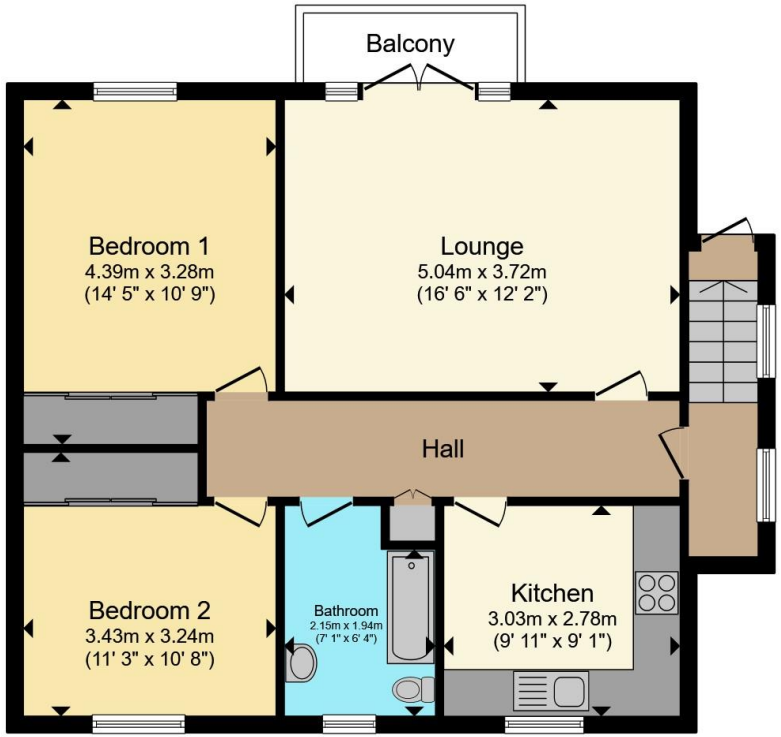












Total floor area 70.5 m² (759 sq.ft.) approx

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

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To view this property please contact Ashley Adams on

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Property Ref: MEL206126 - 0013

Tenure:Leasehold EPC Rating: D Council Tax Band: B Service Charge: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For

view this property online ashleyadams.co.uk/Property/MEL206126

The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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