Sweet Leys Way
Melbourne Derby

ashley adams

Sweet Leys Way
Melbourne Derby DE73 8LE

for sale offers over
£249,000

Property Description

A well presented two double bedroom modern mid-town house with driveway to the rear providing off road parking leading to detached brick pitched roof garage with light and power and private enclosed garden. The property has a gas fired central heating system and UPVC double glazing and briefly comprises: - Entrance hall, kitchen with a range of integrated appliances, spacious lounge diner with French doors to garden and cloaks/w.c. To the first floor are two double bedrooms, master with fitted wardrobes and bathroom with four piece modern white suite. Outside: - To the front is a low maintenance fore garden, particularly lawned and gravel with a paved path leading to the front door area with lighting to the front. To the rear is an enclosed garden with a paved patio and path leading down the garden, lawn flanked with gravel borders. There is a gate at the rear giving access to a side path leading to detached brick pitched roof garage with up and over door, light and power. Parking to the front of the garage.

Entrance

Having a front timber panel entrance door leading to: -

Entrance Hall

Having LVT flooring, carpeted staircase off to the first floor,

Cloaks

Having a two-piece white suite with low level WC, wash hand basin with chrome mixer tap ceramic tile backsplash, ceramic tile flooring, extractor fan, central heating radiator, wall mounted Ideal boiler

Kitchen

Having a range of matching base and wall units with laminated work surfaces over, a range of integrated appliances comprising: - fridge freezer, electric fan assisted oven, gas hob and extractor, microwave and dishwasher. There is a stainless steel splashback to the cooking area and under unit space for washing machine, ceramic tiled flooring and UPVC double glazed window to the front elevation.

Lounge

Having UPVC double glazed double opening French doors with attached side panels to the rear giving access to the rear garden, two central heating radiator, panelled door leading to understairs store

First Floor Landing

Having carpeted floor, open spindle balustrade.

Bedroom One

Having UPVC double glazed window to the rear elevation, central heating radiator, two double door fronted white high gloss wardrobes with hanging rail and shelving, carpet flooring, loft access

Bedroom Two

Having UPVC double glazed window to the front elevation, central heating radiators, carpeted flooring, panelled door leading to a useful over stairs store.

Family Bathroom

Having a four-piece modern white suite comprising double width shower glazed cubical with triton electric shower over, fully tiled to the cubical, panelled bath with chrome bath/shower mixer tap, pedestal wash hand basin with chrome mixer tap and low-level WC, part ceramic tiled walls, ceramic tiled flooring, shaver point and extractor fan.

Outside

Front

To the front is a low maintenance fore garden, particularly lawned and gravel with a paved path leading to the front door area with lighting to the front.

Rear

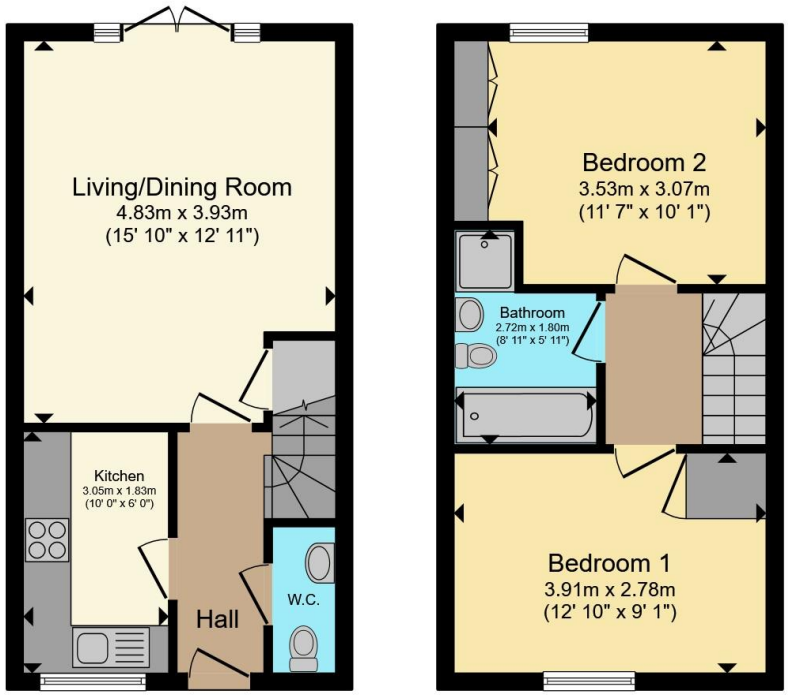
To the rear is an enclosed garden with a paved patio and path leading down the garden, lawn flanked with gravel borders. There is a gate at the rear giving access to a side path leading to

Detached Garage

Detached brick pitched roof garage with up and over door, light and power. Parking to the front of the garage.

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 62.7 m² (675 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

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
DERBY DE73 8DS

Property Ref: MEL205973 - 0012

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

view this property online ashleyadams.co.uk/Property/MEL205973

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.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05

See all our properties at www.ashleyadams.co.uk| www.rightmove.co.uk | www.zoopla.co.uk