



28 Alpine Grove,  
Hollingwood, S43 2JD

OFFERS IN THE REGION OF

£185,000

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WILKINS VARDY

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# £185,000

EXTENDED END TOWN HOUSE - MODERN OPEN PLAN KITCHEN/DINING ROOM - DRIVEWAY PARKING

Standing at the head of a cul-de-sac is this delightful end townhouse which has been extended to the rear and provides 776 sq.ft. of neutrally presented and well appointed accommodation. From the entrance porch you are welcomed into a good sized living room. The property also features a modern fitted kitchen which is open to the dual aspect dining room which has French doors opening to the rear garden. The two double bedrooms offer a peaceful retreat and the bathroom is conveniently located catering to the needs of modern living.

Benefitting from off street parking, this townhouse is situated in a friendly neighbourhood, providing a sense of community while still being close to local amenities, schools and Ringwood Park. With its practical layout, this property is perfect for first-time buyers, small families, or those looking to downsize.

Do not miss the chance to make this charming townhouse your new home.

• EXTENDED END TOWN HOUSE IN CUL-DE-SAC POSITION • GOOD SIZED LIVING ROOM

• MODERN FITTED KITCHEN • DUAL ASPECT DINING ROOM

• TWO DOUBLE BEDROOMS • FAMILY BATHROOM

• DRIVEWAY PARKING • GARDENS TO THE FRONT & REAR

• EPC RATING: C

## General

Gas central heating

uPVC sealed unit double glazed windows and doors

Gross internal floor area - 72.1 sq.m./776 sq.ft.

Council Tax Band - B

Tenure - Freehold

Secondary School Catchment Area - Springwell Community College

## On the Ground Floor

A composite front entrance door opens into a ...

## Entrance Porch

Providing coat/shoe storage.

## Living Room

14'11 x 12'9 (4.55m x 3.89m)

A good sized front facing reception room fitted with laminate flooring.

An open balustrade staircase rises to the First Floor accommodation.

## Kitchen

12'9 x 8'3 (3.89m x 2.51m)

Being part tiled and fitted with a range of cream wall, drawer and base units with complementary wood work surfaces over.

Inset ceramic sink with mixer tap.

Integrated appliances to include an electric double oven and 4-ring gas hob with extractor canopy over.

Space and plumbing is provided for a washing machine, and there is also space for a fridge/freezer.

Tiled floor and downlighting.

## Dining Room

16'0 x 9'8 (4.88m x 2.95m)

Being open plan to the kitchen, this dual aspect room spans the full width of the property and has a tiled floor and downlighting.

Flat panel vertical radiator.

uPVC double glazed French doors overlook and open onto the rear garden, and a further uPVC double glazed door opens onto the side patio.

## On the First Floor

## Landing

## Bedroom One

12'9 x 8'0 (3.89m x 2.44m)

A good sized rear facing double bedroom.

## Bedroom Two

12'9 x 9'2 (3.89m x 2.79m)

A double bedroom having two windows overlooking the front of the property. This room also has a built-in storage cupboard.

## Family Bathroom

7'6 x 5'11 (2.29m x 1.80m)

Being part tiled and fitted with a white 3-piece suite comprising of a panelled bath with glass shower screen and bath/shower mixer tap, wash hand basin with storage below, and a low flush WC.

Chrome heated towel rail.

Laminate flooring and downlighting.

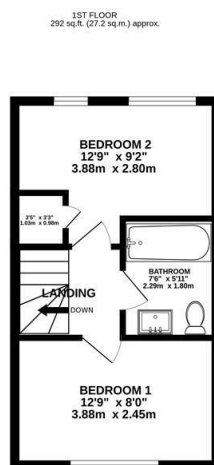
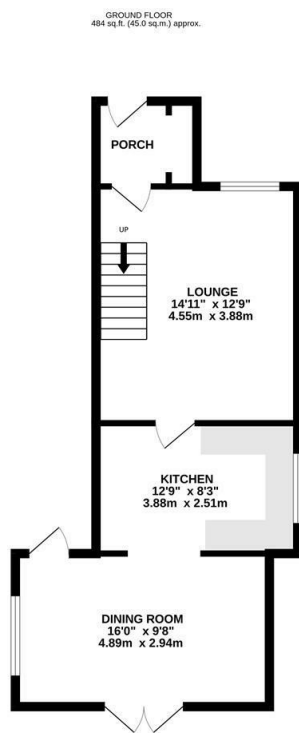
## Outside

There is a lawned garden with central paved path leading up to the front entrance door. There is also a tarmac driveway providing off street parking.

To the side of the property there is a good sized paved area with a garden shed.

A gate gives access to the rear of the property where there is an enclosed lawned garden with a decorative pebble seating area, and steps down to a paved patio.





TOTAL FLOOR AREA: 776 sq ft, (72.1 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such for only prospective purchases. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, kitchen appliances, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

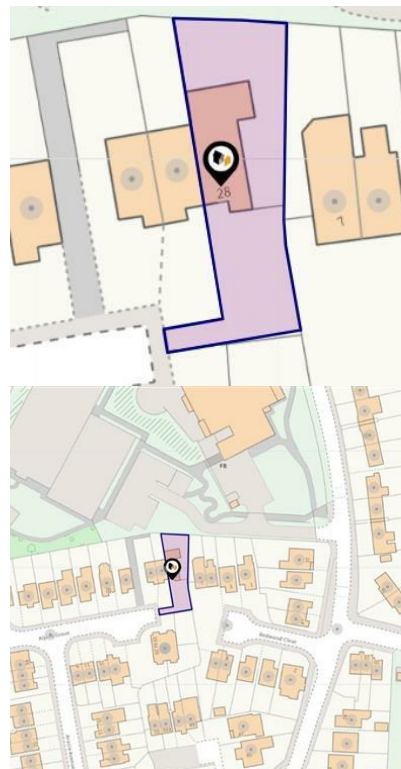
Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

## SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Springwell Community College Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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