







**\*\* THREE BEDROOM SEMI-DETACHED \*\* NO CHAIN \*\* RANGE OF OUTBUILDINGS \*\***

This three-bedroom family home, sold with no upward chain, offers a spacious plot and ample parking. Inside, you'll find a hallway, lounge, kitchen/diner, a range of internally assessed outbuildings suitable for various hobby or work-based activities, three bedrooms and a refitted bathroom. The front features a double width driveway providing ample off-road parking. The rear garden is mainly laid to lawn with established borders. The property benefits from uPVC double glazing and gas central heating throughout.

Conveniently located just on the outskirts of the Town Centre, it offers easy access to local amenities such as shops, schools, and a leisure centre. The A50, linking all major road networks, is easily accessible, and the Peak District is just a short drive away. Viewings are strictly by appointment only and can be arranged by contacting Abode Estate Agents.





## Hallway

On entry to the property is a UPVC double glazed front entry door leading into, staircase rising to the first floor landing with a useful under stairs storage, central heating radiator, telephone point, meter cupboard housing the consumer unit, electric meter and gas meter. Smoke alarm, thermostat and internal entries leading to:

## Lounge

With a UPVC double glazed window to the front elevation, cast iron log burning fireplace with timber mantle and tiled hearth, central heating radiator, spotlighting to ceiling, dimmer switch lighting and TV aerial point.

## Kitchen/Diner

With x2UPVC double glazed windows to rear and side elevations, UPVC double glazed door doors leading to the rear patio, tiled floor throughout, the kitchen features a range of matching base and eye level storage cupboard and drawers with drop edge preparation work surfaces, integrated appliances include a five ring electric hob oven/grill, microwave, further freestanding space for undercounter and freestanding white goods, integrated dishwasher, stainless steel sink and drainer with spray mixer tap, chrome radiator, spotlighting to ceiling and internal door leading to:

## Rear Hall

With a timber glazed front entry door leading into, space for further freestanding white goods, composite sink unit with drainer and electrical hot water point with showerhead, consumer unit, UPVC double glazed door leading to the rear garden, internal doors lead to:



## WC

With a glass window to the side elevation, electric heater and low level WC.

## Outbuildings

With three glazed windows to the side elevation, the room is currently utilised as an entertaining space, but equally used for a variety of purposes to the discerning buyer (subject to necessary regulations). A door leads into a further outbuilding which is currently used as a workshop and provides access to the garden.











### Landing

With a UPVC glazed to window to the side elevation, access to loft space via loft hatch with pulldown ladders, airing cupboard covered housing the hot water immersion tank, internal doors lead to:

### Bedroom One

With a UPVC double glazed window to the front elevation, featuring a range of built-in fitted wardrobes with mirrored fronts, comprising of hanging rails and shelving, central heating radiator.

### Bedroom Two

With a UPVC double glazed window to the rear elevation and central heating radiator.

### Bedroom Three

With a UPVC double glazed window to the front elevation, central heating radiator and a useful over stairs storage cupboard.



### Family Bathroom

With 2x UPVC double glazed glass windows to rear and side elevations, featuring a three-piece bathroom suites comprising of low level WC, wash hand basin with mixer tap, Jacuzzi bath unit with mixer tap and waterfall showerhead, complementary tiling to wall coverings, chrome heated towel radiator, extractor fan and spotlighting to ceiling.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	









