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Sherwood Street, Newton, £127,000

- TRADITIONAL SEMI DETACHED HOME
- TWO BEDROOMS
- FIRST FLOOR BATHROOM
- LOUNGE AND SEPARATE DINING ROOM
- NO UPWARD CHAIN
- ENERGY RATING E



Green & May Ltd, Registered Office: 11 High Street, Alfreton, Derbyshire Company Registration No. 404 5444 Vat No. 780 1817 28

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Green & May are delighted to offer to the market this traditional two bedroom semi detached house which is being sold with no upward chain and has the benefit of gas central heating system which was installed in August 2024. We would recommend viewing as soon as possible to avoid disappointment. Very briefly the accommodation comprises: Lounge with double glazed windows and door to the front and feature fireplace for an electric fire, inner lobby with stairs rising to the first floor accommodation. There is a separate dining room and the fitted kitchen has a range of wall and base units and built in oven and gas hob. Moving to the first floor there are two bedrooms and a bathroom. The rear garden is of a good size with patio, lawn and brick built shed. Within the Village there is a village hall, convenience store/post office, primary school, bus routes and public house. The Five Pits Trail runs through the village for those who enjoy walking and cycling.

Accommodation



Lounge (13' 07" x 11' 11") or (4.14m x 3.63m)

With double glazed window and door to the front elevation, central heating radiator, TV aerial connection point, meter cupboard, coving to the ceiling and feature fireplace for an electric fire.

Inner Lobby

With stairs rising to the first floor accommodation.

Dining Room (12' 03" x 0' 0") or (3.73m x 0.00m)

With double glazed windows to the side and rear elevations allowing plenty of natural light, butlers pantry, coving to the ceiling, central heating radiator and feature fireplace for an electric fire.



Fitted Kitchen (9' 07" x 7' 06") or (2.92m x 2.29m)

With a range of wall and base units with drawers, counter tops and complementary tiling. There is a built in oven and four burner gas hob, inset single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine, appliance space, central heating radiator, ceiling spot lights, and double glazed window and door to the side elevation.

Landing

With central heating radiator and coving to the ceiling.



Bedroom 1 (13' 07" x 12' 02") or (4.14m x 3.71m)

With the focal point being the feature fireplace, central heating radiator, coving to then ceiling, built in cupboard over the stairs and double glazed window to the rear elevation.



Bedroom 2 (10' 02" x 8' 11") or (3.10m x 2.72m)

Narrowing to 9ft 3. With double glazed window to the front elevation, central heating radiator and coving to the ceiling.



Bathroom (11' 11" x 7' 0") or (3.63m x 2.13m)

With white four piece suite comprising: panel bath, double walk in shower enclosure, pedestal wash hand basin, low level WC, complementary tiling to the walls, built in cupboard with access to the loft space, central heating radiator and double glazed window to the rear elevation.



Outside

To the rear of the property there is a good size garden with paved patio area, lawn and brick built store. To the front there is a boundary wall and fore garden.

Viewing Arrangements

Note to purchasers: The property may be viewed by contacting Green & May. We have not tested any fittings, systems, services or appliances at this property and cannot verify them to be in working order or to be within the sellers ownership. We have not verified the construction, the condition or the tenure of the property. Intending purchasers are advised to make the appropriate enquires prior to purchase. If you require any further information prior to viewing please contact our office, particularly if travelling some distance. Please note that the measurements have been taken using a laser tape measure.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:52

Tenure

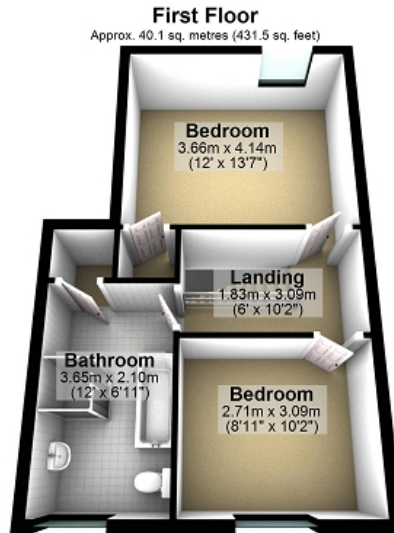
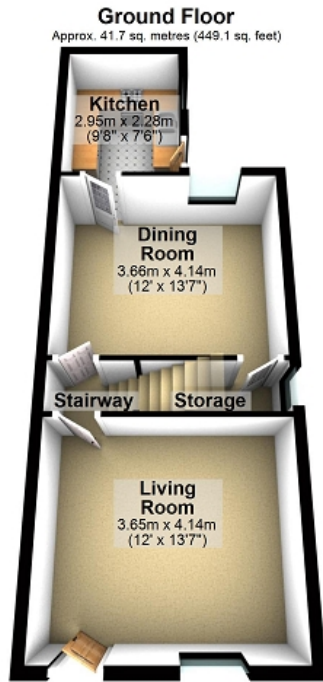
We are informed that the tenure is Freehold

Council Tax

Band A

Directions


For Satellite Navigation the Post Code is DE55 5SE



Total area: approx. 81.8 sq. metres (880.6 sq. feet)

Disclaimer: Whilst every attempt has been made to ensure the accuracy of the floorplan, all measurements, fixed installations, and furnishings are for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.